



Live Oak Homes



STANDARD FEATURES

- 2X4 EXTERIOR WALLS
- 2X4 MARRIAGE WALLS
- 2X6 FLOOR JOISTS
- 3/4" TONGUE AND GROOVE (NAILED AND GLUED) FLOOR DECKING
- OSB WRAPPED END WALLS
- 8' FLAT CEILINGS
- UPG 11-11-21 INSULATION
- R-6 DUCTING THROUGHOUT
- LOW-E WINDOWS
- RESIDENTIAL STEEL FRONT DOORS WITH STORM
- 6" CEMENT BOARD EAVE FASCIA ON ALL SIDES OF HOME
- DORMER ON ALL DOUBLE WIDES 60' LONG AND UP
- 2-PANEL ARCHED INTERIOR DOORS
- VALANCES WITH MINI BLINDS
- 3/8" REBOUND CARPET PAD
- LED CAN LIGHTS THROUGHOUT HOME
- 12 & 14 GAUGE COPPER WIRING
- THICKEST RIDGE BEAM IN THE INDUSTRY
- LIMITED 25 YEAR WARRANTY ON SHINGLED ROOFS
- FRONT AND BACK DOOR LIGHTING
- RESIDENTIAL TEXTURED CEILINGS
- UPGRADED DOOR AND DRAWER PULLS
- WHITE LINED CABINETS
- PORCELAIN LAVS.
- METAL FAUCETS
- 1PC FIBERGLASS TUB/SHOWERS
- ZARGEN DRAWER SYSTEMS
- PEX PLUMBING
- METAL WATER SHUT OFF VALVES
- 40 GALLON WATER HEATER
- 36" HIGH VANITIES IN MASTER BATH
- SMOKE DETECTORS WITH BATTERY BACKUP
- 200 AMP ELECTRICAL SERVICE
- CHANDELIER OVER KITCHEN ISLANDS
- EXTERIOR RECEPTACLE
- STUD MOUNTED SWITCH AND OUTLET BOXES
- ROLLED I-BEAM FRAMES
- SHUTTERS ON FRONT AND HITCH END OF HOMES
- ELONGATED TOILETS

POPULAR OPTIONS

- ENTERTAINMENT CENTERS
- FIREPLACES (WOOD BURNING AND ELECTRIC)
- UPG STAINLESS STEEL APPLIANCE PACKAGES
- COMPLETE OSB WRAP
- HOUSE WRAP
- TRUE FIELD FINISH PAINTED SHEETROCK
- 4" CROWN & 6" BASE WITH 2" DECORATIVE DOOR AND WINDOW MOLDING.
- 300Z CARPET.
- PREMIER ELEMENTS GLUE DOWN TILE.
- TRUE 9' FLAT CEILING OPT.
- CERAMIC TILE SHOWER OPT. (UP TO 84")
- CERAMIC TILE IN KITCHEN, BATHS AND UTILITY
- ELOQUENT LED VANITINES IN BATHROOMS
- SLIDING GLASS DOORS
- METAL ROOFS
- MULTIPLE DELUXE EXTERIOR OPTIONS
- 50 GALLON WATER HEATER
- PROGRAMMABLE THEROMSTAT
- ENERGY STAR CERTIFIED HOMES
- UPG CEILING, WALL AND FLOOR INSULATION