

# WILLOW OAK

DREAMS BUILT ON A FOUNDATION OF TRUST



The Willow Oak is designed by Greenville architect, Brad Wright of Wright Design. This elegant, mountain-style home features an open floor plan, spacious bedrooms and a loft studio. With views from virtually every room, the home makes the perfect getaway that you'll never want to get away from.

- 3,450 Square feet of finished space
- 1,100 Square feet of outdoor living space
- Open kitchen, dining and great room
- 2-Car garage
- 3 Bedrooms (1 master bedrooms)
- 4 Full-bath & 1 half-bath
- Loft studio
- Screened porch

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WRIGHT | DESIGN

# WILLOW OAK

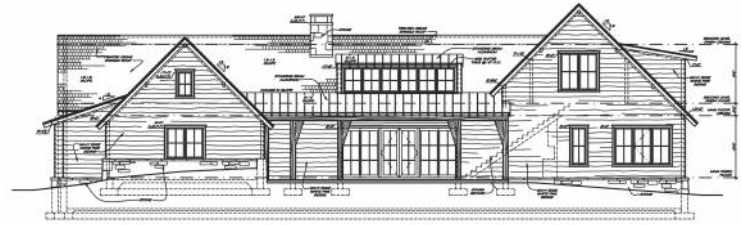
## MAIN LEVEL

2,875 Square Feet Finished

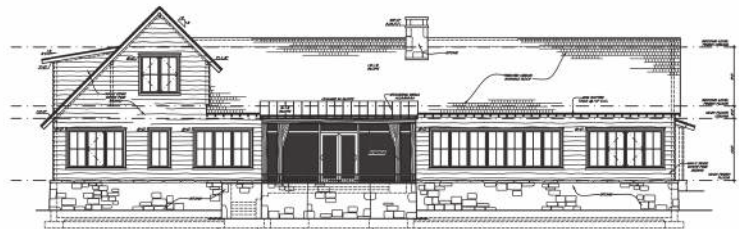
Garage: 660 Square Foot

Outdoor Living: 1,100 Square Foot

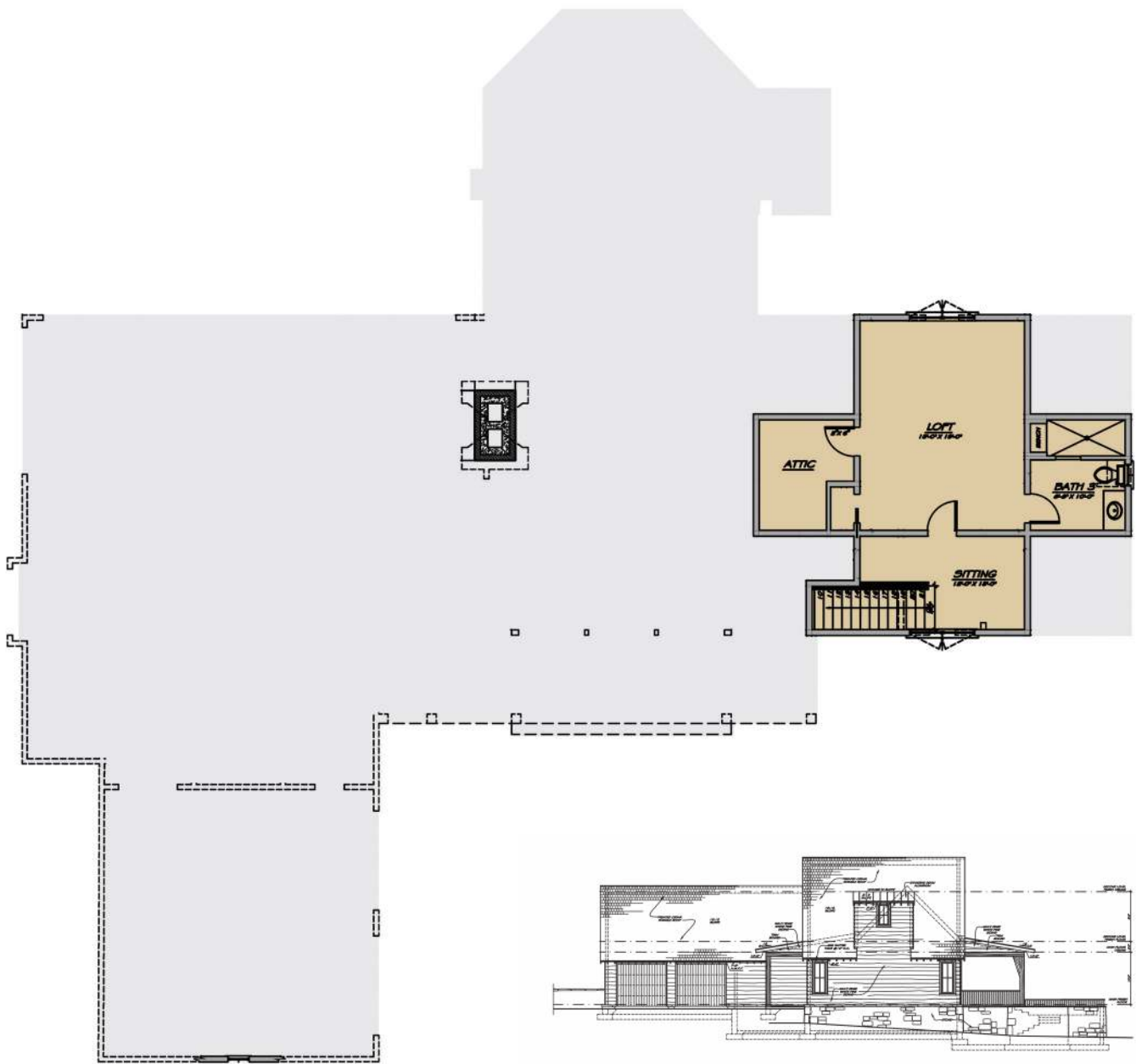
- Great room
- Kitchen
- Laundry
- Mud room
- Powder room
- Garage
- Upper Deck
- Dining room
- Master bedroom & master bath
- Bedroom 1 & bath
- Bedroom 2 & bath
- Sitting room
- Screened porch
- Lower Deck



FRONT ELEVATION



VIEW ELEVATION



## SECOND FLOOR

575 Square Feet Finished

- Loft
- Full bath
- Sitting room
- Attic storage

RIGHT SIDE ELEVATION



LEFT SIDE ELEVATION



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**Setting the standard of Excellence for the Carolinas since 1980.**

At Morgan-Keefe Builders, we recognize the decision to build a luxury custom home is a visionary move. One that requires a builder dedicated to detailed excellence and flawless execution. That's why superior craftsmanship, strong collaborative relationships, and exceptional client service are the foundation of every MKB luxury home.

Since 1980, Asheville-based MKB has carefully crafted more than 100 luxury mountain and lake-front estates in the most prestigious residential, gated and golf communities in Western North Carolina and upstate South Carolina including Balsam Mountain Preserve, Bright's Creek, Champion Hills, The Cliffs communities, Kenmure, Lake Adger, Lake Toxaway and Highlands-Cashiers, Oleta Falls, Pinnacle Falls, The Preserve at Little Pine, The Reserve at Lake Keowee, The Ramble, Reynolds Mountain, Ventana, Wade Hampton Golf Club, and Wildcat Cliffs.

Our expertise extends to every aspect of the building process, from site selection and preparation to master-crafted finishes and post-construction client support. We invite you to explore our site and some of the beautiful custom homes we have had the privilege to build.

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W R I G H T | D E S I G N

Wright Design specializes in designing unique homes for discerning clients who appreciate timeless design and attention to detail. This is achieved by reinterpreting traditional principles and ideals, while giving consideration to the demands of modern lifestyles and evolving trends in architecture.

Wright Design is dedicated to providing exceptional personal attention throughout the design process. Architect Brad Wright works closely with each client to develop a floor plan that reflects their lifestyle and needs, as well as to conceptualize the overall design aesthetic based on the architectural style - or fusion of styles - suited to their vision and personal taste. This collaboration is integral to the success of the project.



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## The Ramble, Biltmore Forest Lot 271 - Willow Oak

### Outline Specification

March 2020

\$2,613,000

<b>Finished/Heated Space Main Level</b>	<b>2980</b>
<b>Finished/Heated Space Upper Level</b>	<b>1150</b>
<b>Garage</b>	<b>1000</b>
<b>Decks &amp; Porches</b>	<b>1500</b>
<b>Total Area</b>	<b>6630</b>

- Guest Suite with full bath above Garage
- Asphalt driveway with option for pavers
- Mason-Lite unit masonry fireplaces
- Stone veneer (stone to be selected)
- PA full color ashlar stone floors at the front porch, foyer, screened porch and lower deck
- Cedar timber frame at front and rear porches
- Wood railings at covered porch, deck and screened porch
- White oak stair treads and painted poplar risers
- Allowance for wood mantles at fireplaces
- Cabinetry and solid surface countertop allowances
- Wavy edge white pine siding
- Open cell foam wall and roof insulation
- GAF Timberline HD architectural asphalt shingles with limited lifetime warranty. 24GA Kynar coated metal roofing where indicated.
- Aluminum half round gutters with leaf guards
- Painted 5-panel poplar interior doors
- Custom wood overhead garage doors
- Sierra Pacific aluminum clad window and exterior door package
- Level 5 drywall finish throughout
- Natural stone tile in laundry, mudroom and bathrooms
- Natural stone tile surrounds in showers
- 5" wide #2 white oak floors

- Complete interior and exterior paint package
- Allowance for closet system
- Custom glass shower doors
- Thermador appliance package allowance with Whirlpool Washer/Dryer
- PEX plumbing systems with 2 tankless gas-fired water heaters
- Complete heating and cooling system including ERV, humidification and dehumidification
- 400 amp electrical service with allowances for utilitarian and decorative fixtures, allowance for phone, data and TV wiring and allowance for prewiring for security system

### Summary of Allowances

• Foundation	\$ 75,000
• Fireplace doors (1)	\$ 1,500
• Gas log sets (2)	\$ 1,700
• Cabinetry and cabinet hardware	\$ 90,000
• Countertops (material & labor @ \$100/sf)	\$ 17,380
• Interior doors	\$ 13,800
• Door hardware	\$ 6,625
• Tile (material @ \$10/sf)	\$ 13,800
• Wood flooring (material @ \$6/sf)	\$ 16,937
• Closet system	\$ 10,000
• Mirrors	\$ 1,600
• Shower doors	\$ 4,500
• Bathroom accessories	\$ 1,600
• Appliance package	\$ 32,500
• Plumbing fixtures and faucets	\$ 18,145
• Decorative light fixtures	\$ 19,080
• Structured wiring	\$ 6,000
• Security system (excludes monitoring)	\$ 4,000

### Summary of Add Alternates

• Elevator option	\$ 25,000
• Unit paver driveway	\$ 25,301
• Epoxy floor in garage	\$ 3,315
• Revise roofing material to cedar shingles/metal	\$ 73,130
• Allowance for 22 kW Generac Liquid cooled backup Generator system	\$ 15,000