

LYELL CONSTRUCTION GROUP

QUALITY, CRAFTSMANSHIP & CONSTRUCTION SPECIFICATIONS

469 OAKWOOD WAY

Blairsville, Georgia

*A luxury new-construction residence distinguished by substantial materials,
thoughtful functional upgrades, coordinated designer finishes, and
construction details selected for long-term performance.*

SIGNATURE HIGHLIGHTS

Pella Lifestyle aluminum-clad wood windows & 3 sliding patio doors • James Hardie fiber-cement siding
• ¾" solid oak hardwood • KitchenAid appliance suite • Trane HVAC • Navien tankless hot water • 3
gas fireplaces • Oversized working pantry • Custom storage throughout

Prepared September 2026

What Makes 469 Oakwood Different

469 Oakwood Way was built with a focus on the details that separate a thoughtfully executed luxury home from ordinary new construction. The quality story extends beyond visible finishes to the windows, exterior envelope, insulation, mechanical systems, storage, outdoor-living infrastructure, lighting controls and materials used throughout the home.

- Pella® Lifestyle Series wood windows with low-maintenance aluminum-clad exteriors, plus three Pella sliding patio doors connecting the home to its decks.
- James Hardie® fiber-cement siding over a dedicated weather-resistive house-wrap layer.
- TAMKO® Titan XT architectural roofing in Black Walnut, with standing-seam metal accents where applicable.
- Franklin Hardwood Radiant Oak 9502: ¾-inch-thick, 5½-inch-wide solid oak hardwood in Select & Better grade on the main and upper levels.
- Commercial-grade luxury vinyl plank flooring in finished basement living areas.
- ROC Cabinetry Shaker-style cabinetry carried through the kitchen, pantry, laundry, built-ins and bathrooms.
- KitchenAid® stainless appliance suite, custom vent hood with Hauslane® insert, premium quartz and a mitered-edge kitchen island.
- Extremely large walk-in working pantry with sink, cabinetry/counter space, refrigerator space and a grocery pass-through.
- Three 42-inch vent-free gas fireplaces: one interior and two stainless-steel exterior units.
- Two zoned Trane® XV18 dual-fuel systems (3-ton + 2-ton) and a Navien® NPE-240A2 high-efficiency condensing tankless water heater with recirculation capability.
- Custom closet shelving and rods throughout, plus dedicated mudroom shelving and hanging storage.
- Covered outdoor living with upper and lower gas-grill hookups and an enclosure-ready section framed for future screening, doors or glass.

Interior Craftsmanship & Architectural Details

Upgraded-Height Interior Doors

Upgraded-height interior doors are used throughout the home, creating a taller, more substantial architectural proportion than standard builder door packages. Exact door height can be added to this document once verified.

Custom Trim & Millwork

Substantial interior trim includes 8-inch baseboards, 1x4 door and window casing, 1x6 header details and crown molding in designated areas. White-oak stair components and architectural wood details reinforce the custom-home finish level.

Custom Closets & Mudroom Storage

Every closet includes custom shelving and hanging rods. The mudroom also incorporates dedicated shelving and hanging storage, providing built-in organization rather than basic builder-grade wire or single-shelf storage.

Dual Attic Access

Attic access is available directly from the bonus-room area and through pull-down stairs in the laundry room, improving accessibility to attic and storage areas.

Kitchen, Pantry & Entertaining

KitchenAid® Appliance Suite

The kitchen includes a coordinated stainless-steel KitchenAid package: a 36-inch six-burner KCGC506JSS gas cooktop, KOEC530SPS 30-inch combination wall oven/microwave with Air Fry functionality, and KDTS424SPS top-control dishwasher with third rack, ProWash®, ProDry Max and quiet 44-dBA operation.

Custom Vent Hood

A custom vent hood creates a strong architectural focal point over the cooking area and incorporates a Hauslane® 36-inch IN-R100 ventilation insert. The hood is custom-built and is not a plaster hood.

Premium Quartz & Mitered Island

The kitchen features Level 4 Elisio quartz with an upgraded mitered-edge island treatment that creates the substantial profile associated with high-end stone fabrication. Calacatta Rusta quartz is carried through numerous bathrooms and ancillary spaces for a consistent finish level.

Oversized Walk-In Working Pantry

The exceptionally large walk-in pantry functions as a true extension of the kitchen, with a dedicated sink, cabinetry and countertop workspace, space for an additional refrigerator, and a grocery pass-through for convenient unloading and storage.

ROC Cabinetry

Shaker-style ROC cabinetry is used extensively throughout the residence. The kitchen combines Origami White perimeter cabinetry with Shaker Honey accents at the island and custom hood, along with functional storage upgrades including a dedicated trash pullout and tray-divider pullout.

Under-Cabinet Lighting & Dimmers

Integrated under-cabinet lighting adds task and ambient illumination to the kitchen. Dimmer switches are incorporated throughout appropriate areas of the home to provide flexible lighting control.

Basement Kitchen / Entertaining Area

The finished basement includes a dedicated kitchen/entertaining area with cabinetry and countertop space, plus designated space for a refrigerator and wine rack or wine-storage installation.

Plumbing & Bath Appointments

Designer Delta® & Kohler® Plumbing

A coordinated Delta plumbing package in Champagne Bronze is used throughout key spaces. The kitchen includes a Delta Cordova pre-rinse pull-down faucet in Lumicoat Champagne Bronze, a matching 24-inch wall-mounted pot filler and coordinated drain hardware. Bathrooms feature Delta Nicoli faucets and Kohler Kingston Comfort Height elongated toilets with Quiet-Close seats.

Primary Shower & Soaker Tub

The primary suite includes an upgraded bathing environment with a Delta Arvo shower system featuring shower head and hand shower, coordinated Champagne Bronze trim, a frameless glass enclosure and a separate soaker tub.

Frameless Glass Showers

Frameless glass shower enclosures are used on the main and upper levels, providing a clean, contemporary finish that showcases the tilework.

LED Bonus-Bath Mirror

The upper bonus-room bathroom includes an integrated LED mirror as an additional designer lighting and convenience feature.

Flooring & Finish Materials

¾-Inch Solid Oak Hardwood

Main and upper living areas feature Franklin Hardwood Radiant Oak 9502: ¾-inch-thick, 5½-inch-wide solid oak hardwood in Select & Better grade. This is true solid hardwood rather than engineered flooring, providing the substantial feel and future refinishing potential associated with traditional premium hardwood.

Commercial-Grade Basement LVP

Finished basement living areas use commercial-grade luxury vinyl plank flooring selected for durability and performance in a high-use lower-level environment.

Tile & Wet-Area Finishes

Designer tile is used in bathrooms and wet areas, with coordinated quartz/stone details, niches and shower components where applicable.

Windows, Doors & Indoor-Outdoor Connection

Pella® Lifestyle Series Windows

Premium Pella Lifestyle Series windows combine real wood interiors with durable, low-maintenance aluminum-clad exteriors. Pella's EnduraClad® exterior finish is designed to help protect against fading, chalking, chemicals and abrasion. Warranty coverage is subject to Pella's written limited warranty terms and purchaser/occupancy requirements.

Three Pella® Sliding Patio Doors

The home includes a total of three Pella sliding patio doors, creating strong connections between interior living spaces and the outdoor decks. One slider provides direct deck access from the primary bedroom.

Primary-Suite Deck Access

A dedicated sliding patio door off the primary bedroom opens directly to the deck, extending the suite into the outdoor living environment.

Mechanical, Energy & Building Envelope

Trane® HVAC

The installed HVAC system consists of two zoned Trane® XV18 dual-fuel heat-pump systems: one 3-ton system and one 2-ton system. The XV18 is Trane's true variable-speed platform, providing modulating comfort rather than basic single-stage operation. Project documentation states a registered warranty of 10 years on parts and 1 year on labor. Bath/dryer venting and a dedicated hood vent were also included in the HVAC scope.

Navien® NPE-240A2 Tankless Hot Water

A Navien NPE-240A2 natural-gas, high-efficiency condensing tankless water heater provides on-demand hot water and built-in recirculation capability.

Multi-R-Value Batt Insulation & Air Sealing

The insulation package includes R-13, R-19 and R-38 batt insulation in applicable wall and ceiling assemblies, supplemented by air sealing and ventilation baffles/polyvents.

Basement Waterproofing

The below-grade basement/foundation incorporates dedicated waterproofing measures designed to protect finished lower-level living areas from moisture intrusion. The exact waterproofing product/system can be added when the installer invoice or product documentation is available.

Professional HVAC Equipment Pad

Exterior HVAC equipment is installed on a professionally constructed concrete equipment pad, providing a clean, stable and durable foundation for the mechanical systems.

Exterior Construction & Long-Term Durability

James Hardie® Fiber-Cement Siding

The exterior uses James Hardie fiber-cement siding, selected for durability, dimensional stability and resistance to moisture, rot and pests while providing the appearance and architectural character expected in a luxury residence.

Weather-Resistive House Wrap

A dedicated house-wrap/weather-resistive barrier is installed behind the exterior siding, adding a protective drainage and weather-control layer behind the finished cladding. Manufacturer/product can be added when verified.

TAMKO® Titan XT Roofing

Architectural shingles in Black Walnut provide the primary roof finish, with standing-seam metal accents where applicable. Exact warranty registration and coverage should be verified from the roofing paperwork before publication.

Gutters & Drainage

Six-inch black aluminum gutters with 3x4 downspouts provide a substantial, coordinated roof-drainage system.

Pressure-Treated Decks with Metal Balusters

Outdoor living areas use pressure-treated wood decking complemented by metal railing balusters for durability and a cleaner architectural appearance.

Enclosure-Ready Covered Deck

A portion of the covered deck has already been framed and intentionally prepared for a future enclosure, allowing a buyer to add screening, a door or glass if desired without beginning with an unprepared deck structure.

Gas-Grill Connections on Two Levels

Dedicated gas connections are provided on both the upper and lower rear decks for gas grills, supporting outdoor cooking and entertaining on multiple levels.

Herringbone Brick Front Porch

The front porch features a brick floor laid in a herringbone pattern, adding a custom architectural detail and a distinctive arrival experience.

Brick-Detailed Porch Columns

Brick accents are incorporated into the columns on both the front and rear porches, tying the outdoor living areas into the home's exterior architecture and creating a substantial, finished appearance.

Fireplaces & Outdoor Living

Three 42-Inch Gas Fireplaces

The home features three 42-inch vent-free gas fireplaces: one interior fireplace with log set and wall-switch operation, plus two stainless-steel exterior fireplaces with log sets. The two outdoor units create multiple covered gathering areas and extend the home's entertaining capability.

Designed for Flexible Outdoor Living

Multiple deck areas, direct access from the primary suite, two outdoor fireplaces, dual-level grill connections and the enclosure-ready covered-deck section allow the outdoor spaces to function as true extensions of the home.

Garage, Electrical & Technology

Clopay® Insulated Garage Doors

The garage uses insulated stamped-steel Clopay carriage-style doors in black, including an oversized 18' x 8' double door and 9' x 8' single door with decorative glass.

LiftMaster® Wi-Fi Garage Openers

LiftMaster 2100L DC-motor chain-drive openers provide connected Wi-Fi access, wall controls, remotes and exterior keypad operation.

EV Charging Provision

The garage includes an EV charging connection/provision to support electric-vehicle ownership.

Lighting Controls

Dimmer switches throughout appropriate living areas and dedicated kitchen under-cabinet lighting provide more flexible, layered illumination than a basic builder lighting package.

Ring® Video Doorbell

A Ring video doorbell is already installed at the front entry, providing video monitoring, visitor notifications and two-way communication when connected and configured by the homeowner.

Move-In-Ready Broadband

Broadband infrastructure/service is being installed and prepared for move-in, helping the new owner avoid the extended initial installation lead time that can otherwise accompany new service activation.

Designer Lighting

Curated Fixture Package

The lighting package includes fixtures from Hinkley Lighting, Capital Lighting, Millennium Lighting and Minka-Aire rather than a single generic builder fixture line.

Statement Fixtures

Standout selections include three Hinkley Sadie 18-inch pendants in Lacquered Brass/Light Taupe, a Capital Lighting Finn six-light 31-inch ring chandelier in White Wash/Matte Brass, and a Capital Lighting Thea four-light chandelier in Aged Brass.

Minka-Aire® Fans

The fan package includes premium Minka-Aire models, including a 64-inch Artemis IV LED fan with DC motor and a 65-inch Windmolen 12-blade indoor/outdoor smart LED Energy Star fan.

Landscape & Site Finish

Full Landscape Design

The residence received a coordinated landscape design intended to complement the architecture and provide a finished presentation around the home.

Irrigation & Bermuda Sod

An irrigation system serves the front and side yards, with Bermuda sod installed across the front and sides for an established, finished lawn appearance.

Detailed Product & Brand Reference

CATEGORY	MANUFACTURER / PRODUCT	VERIFIED DETAIL / FOLLOW-UP
Windows	Pella Lifestyle Series	Wood interior / aluminum-clad exterior; exact glass package to verify
Sliding Patio Doors	Pella Lifestyle Series	3 total; one directly from primary bedroom to deck
Siding	James Hardie	Fiber cement
Roofing	TAMKO Titan XT	Black Walnut; warranty registration to verify
HVAC	Trane XV18	3-ton + 2-ton zoned dual-fuel systems; true variable speed; registered 10-year parts / 1-year labor warranty per contractor documentation
Tankless Water Heater	Navien NPE-240A2	Natural gas; condensing; recirculation capability
Hardwood	Franklin Hardwood Radiant Oak 9502	¾" solid oak; 5⅝" wide; Select & Better
Basement Flooring	Commercial-grade LVP	Brand/product to verify
Cabinetry	ROC Cabinetry	Shaker; Origami White + Shaker Honey accents
Kitchen Quartz	Elisio	Level 4; mitered island edge
Other Quartz	Calacatta Rusta	Used throughout multiple baths/ancillary spaces
Cooktop	KitchenAid KCGC506JSS	36" six-burner gas
Wall Oven/Microwave	KitchenAid KOEC530SPS	30" combination unit; Air Fry
Dishwasher	KitchenAid KDTS424SPS	Third rack; ProWash; ProDry Max; 44 dBA
Vent Insert	Hauslane IN-R100	36" insert in custom hood
Plumbing	Delta / Kohler	Champagne Bronze Delta package; Kohler Comfort Height toilets
Garage Doors	Clopay	Insulated carriage-style steel; 18'x8' + 9'x8'
Garage Openers	LiftMaster 2100L	Wi-Fi-enabled DC-motor openers
Lighting	Hinkley / Capital / Millennium / Minka-Aire	Designer fixtures and premium fans

Warranty note: Manufacturer warranties are governed by the applicable written warranty, purchase date, registration, ownership/occupancy status, exclusions and transferability provisions. Warranty language in marketing materials should be checked against the actual project documentation before publication.

Additional Research That Would Make This Even Stronger

The home is already documented well enough for a strong buyer-facing specification package. The items below are the highest-value remaining details to research because they would let the marketing team replace general descriptions with exact performance data, product lines and warranty information.

Trane HVAC final equipment / registration records — The installed systems are now documented as 3-ton and 2-ton zoned Trane XV18 dual-fuel systems. Final model/serial labels and warranty registration would still be useful to preserve the exact equipment identifiers and warranty record for the buyer.

Pella order / window schedule — The original Pella order can confirm exact window and slider configurations, glass package, Low-E option, screen package, exterior/interior colors, hardware and project-specific warranty documentation.

Interior door invoice — Confirm the exact upgraded door height, manufacturer, door construction and hardware line so the document can quantify the upgrade instead of simply calling the doors 'upgraded height.'

Roofing paperwork — Confirm underlayment, ice/water protection, ventilation components, installer, TAMKO warranty level and whether the roof was registered.

Basement waterproofing invoice — Identify the membrane/coating, drainage mat, footing drain or other waterproofing components and any installer/manufacturer warranty.

House-wrap / flashing products — Identify the WRB manufacturer plus window/door flashing tapes, sill pans or specialty membranes. These hidden-envelope details are valuable construction differentiators.

Exterior stone — Confirm whether the masonry is natural stone or manufactured stone veneer, plus manufacturer, profile and color.

Commercial-grade LVP — Find the flooring brand, collection, wear-layer thickness, waterproof rating and commercial warranty.

Garage door specification — If available, confirm the exact Clopay collection/model, insulation construction and R-value.

Electrical upgrades — Confirm whole-home surge protection, generator preparation, structured wiring/networking, security/camera prewire, smart switches/thermostats, dedicated circuits, USB/USB-C outlets or other electrical upgrades.

Soaker tub — Find the manufacturer/model and material so the primary-bath section can identify the tub precisely.

Landscape / irrigation — If available, identify the landscape designer, irrigation controller/zone count and any notable plantings or hardscape features.

Termite Bond & Warranty

The home will be delivered with a termite bond and associated warranty coverage. Provider, treatment system, coverage period, renewal requirements and transferability can be added once final bond documentation is available.

Important Verification Note

This specification sheet is intended as a high-quality marketing and property-reference document based on project records, invoices, product portfolios, photographs and builder-provided information currently available. Exact model numbers, dimensions, performance ratings, warranties and included items should be confirmed against final project documentation before being represented as contractual specifications or warranty guarantees. Product availability and manufacturer specifications may change.