

FEATURES & AMENITIES - **TOWNHOUSES**

INTERIOR

Dramatic nine-foot ceilings on main living floor
Stained oak wall cap and railing
Luxury Vinyl Plank
Wall-to-wall carpeting in a variety of colors
Vinyl coated, ventilated shelving in all closets
Linen closets in all models
Classic two-panel doors with Schlage® brushed nickel door hardware
Quality Moen plumbing fixtures
Convenient third-floor laundry room with electric washer and dryer hook-ups and vent
LED light fixture package

KITCHEN

Spacious eat-in breakfast area
Complete kitchen appliance package including electric range, dishwasher, disposal and microwave oven with ductless hood
Granite - countertop and island
High quality 42" kitchen cabinetry in a variety of finishes
Gourmet center island with seating
Stainless steel single bowl kitchen sink
Spacious kitchen pantry with vinyl coated shelving
Water line for icemaker
LVP flooring in kitchen

BEDROOMS

Primary bedroom with walk-in closet, private bath and tray ceiling
3 bedrooms and 2 ½ bathrooms

BATHROOMS

Two full baths, one powder room
Cultured marble vanity tops in a variety of colors
Raised panel wood vanity
Towel bar and paper holder

Primary Bath

Luxurious 5ft ceramic tile shower
Ceramic tile flooring

Hall Bath

One piece fiberglass tub/shower
LVP flooring

QUALITY CONSTRUCTION

Oversized one car, front-entry garage
Insulated, drywall, and painted garage
Kiln dried lumber
Engineered roof and floor trusses
"Shaft wall" system with three-inch sound insulation virtually eliminates noise and increases fire protection between townhomes
Glued, screwed, and nailed drywall
Tongue and groove ¾" AdvanTech® flooring, glued and nailed
Energy efficient windows with low-E glass and integrated grills and screens
Dent-resistant fiberglass front door with adjustable thresholds
Schlage® pitcher handle and dead bolt lockset on front door
Garage and rear hose bibs
Electronic smoke detectors with battery back-up
Flexible PEX® waterlines with individual shut offs to each fixture
Fire Sprinkler System

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Continued

EXTERIOR

Concrete front walkway
Front and garage frost-free hose bibs
Exterior weatherproof electrical outlet on GFI circuit
Lamp lighting fixtures at garage
Stone veneer front elevation with maintenance-free vinyl siding
Aluminum capped fascia
Durable, seamless aluminum gutters and downspouts
30-year roof shingles
Electric door chime at main entry door
Composite deck – 10'x 16' with white PVC rail and privacy fence (one side)

EFFICIENT DESIGN

Energy efficient 14 SEER 3-ton heat pump with 15kw of supplement electric heat air and air conditioning
50-gallon electric hot water heater
Water saving plumbing fixtures with anti-scald valves in all showers
All windows and doors caulked and fully insulated
Energy-efficient construction (batt insulation: walls R-21, ceiling R-49)
Programmable thermostats

SITE AMENITIES

Professionally managed homeowners association (refer to HOA documents for specifics)
Snow removal from sidewalks and roadways
Lawn care including landscaping, fertilization and mowing
Street lights
Central green common area
Guest parking
Public sidewalks

UTILITIES AND IMPROVEMENTS

Public sewer and water
200 Amp electrical service with breakers
Underground utilities (telephone, CATV, electric lines)
Pre-wired with CAT5/cable TV combo at 3 locations
Outside meters for reading water and electric

CUSTOMIZATION

Flooring
Lighting Fixtures
Kitchen cabinetry, countertops, and appliances
Bathroom cabinetry, fixtures and vanity tops

WARRANTY AND SERVICE

Walk through inspection during the construction process
Full pre-settlement walk through inspection/demonstration
Professional cleaning prior to move-in
Written builder's warranty manual