

What's Included in Your New Three-Story Townhome!

EXTERIOR

- Brick or stone foundation on grade with accent feature
- Covered concrete stoop or porch
- Broom finish concrete sidewalk
- Low maintenance cement fiber siding with craftsman style trim details
- 30 year dimensional shingles
- Seamless gutters and enclosed downspouts
- 7' tall raised panel garage door with installed WIFI compatible door opener
- Drywall on all garage walls; insulation in walls common to finished areas
- Low maintenance Energy Star® vinyl windows, single-hung, Low E with argon gas and ¾" grilles between glass
- Easy care craftsman fiberglass front and rear door with transom
- Insulated steel doors at other entrances, per plan
- Engineered floor and roof systems
- Brushed nickel handle set with deadbolt at front door and dead bolt with knob style lockset on all other exterior doors (excludes sliding glass doors)
- Sod and irrigation at front and rear; irrigation included in landscape beds
- Landscape plan to include street trees
- Neighborhood mailbox
- Exterior lighting package; front porch light (neighborhood standard)
- Front and rear hose bibs
- Weatherproof exterior receptacles at front and rear of home
- Public utilities

BATHS

- Elongated toilets in all full baths
- Plate glass mirrors
- Exhaust fans
- Black faucets
- Coordinating lights and bath accessories
- Cultured marble countertops
- Cabinets in raised panel birch or flat panel maple; choice of stain or flat panel wrapped laminate
- Owner's bath includes LED recessed light at shower, ceramic tile shower with tile shower pan, raised height double vanity and brushed nickel accessories
- Finished full bath(s), per plan, includes durable tub/shower combination, single vanity and brushed nickel accessories
- Powder room, per plan, includes elegant pedestal sink and brushed nickel accessories
- 1st floor half bathroom Included (option for full bath)

FINISHED FLOORING

- 6" luxury vinyl plank floors in kitchen, living room, dining room and powder room, per plan
- Stairs - stained 1st to 2nd floor with pine boxed stairs with closed risers and landings; and carpet and pad from 2nd to 3rd floor
- Luxury vinyl tile/plank in secondary baths and laundry room, per plan
- Ceramic tile floor at owner's bath
- Carpet with 4-pound pad in finished areas not designated for other types of flooring

KITCHEN

- 42" wall cabinets in raised panel birch or flat panel maple; crown moulding; choice of stain or flat panel wrapped laminate
- Granite countertops w/ceramic tile backsplash
- Double bowl stainless steel undermount sink
- Stainless steel appliance package, including: microwave/hood combination (vented), gas range and quiet wash dishwasher
- Appliance connection for refrigerator (icemaker and water), washer, and electric dryer vent
- Brushed stainless faucet
- Garbage disposal
- Recessed LED lighting package in kitchen
- Fire extinguisher

INTERIOR

- Luxury in-unit elevator to all 3 levels with Included battery backup, in case of power-outage
- 8' ceiling on 1st and 3rd floor, 9' ceilings on main level
- White five panel interior doors with brushed nickel knobs
- Painted shoe moulding
- Craftsman style base molding, casing, and window trim
- Wood trimmed windows including sill and apron
- Pre-wire for ceiling fans at family room and all bedrooms
- Hardwired smoke and carbon monoxide detectors with battery back-up
- Elegant lighting package with choice of finish and recessed LED lights
- Total of four network locations
- Buyer-selected paint on walls and ceilings with white semi-gloss trim

ENERGY SAVING FEATURES - ENERGY STAR® CERTIFIED

- High Efficiency HVAC System - 95% natural gas furnace with 14 SEER A/C
- Sealed duct work and multiple return vents in each bedroom for better air circulation and comfort
- ENERGY STAR® caulk and seal package
- ENERGY STAR® rated windows - Low E with argon gas
- Energy efficient insulation package
- Gas tankless hot water heater - heats water more efficiently than standard water heater providing more hot water and energy savings

Low Maintenance Living

- Common area maintenance, clubhouse, fitness center, outside yard area, trash, & recycling
- Bi-Annual Maintenance to include exterior power washing and Window Washing

