

**OWNERSHIP AND GENERAL**

- Fee simple Townhomes
- HOA for grounds maintenance
- Two car garages
- 13 course poured wall basements
- Private patios
- Concrete driveways and entry walks
- Professionally designed landscaping package
- Lawn and planting beds sprinkler system.

**ENERGY AND ELECTRICAL**

- Energy-efficient gas water heaters
- Gas heat with 95+% energy efficient furnace, 13 seer (min) AC units
- Insulated front door
- Privacy deadbolt in front and garage door
- R-38 ceiling insulation
- R-13 wall insulation
- Insulated garage walls and ceiling
- 150 (min) amp electric service
- Complete interior lighting package

**INTERIOR**

- Hardwood flooring in first floor living areas
- 10' ceiling heights on first floor, 9' on second floors
- Ceramic tile or hardwood at front door entry's
- Stain resistant, wall to wall carpeting for stairs and all bedroom's
- All bedrooms pre-wired for ceiling fans
- Two coats of Sherwin Williams® flat latex paint w/ 2 color choices
- Painted wood trim
- Pre-wired for phone and cable in each bedroom and living area
- Smoke alarms (with battery back-up)

**GOURMET KITCHEN**

- Granite countertops
- Wood cabinets with 42" wall and 36' base heights
- Hardwood flooring as done in adjacent living areas
- Stainless steel front appliances include a dishwasher, range with self-cleaning oven & disposal
- 18 Ga. Stainless steel under-mount sink, Moen pull sprayer faucet

**OWNER'S SUITE**

- Spacious walk-in closet
- Ceramic tile flooring in master bath
- Ceramic shower with glass doors

**BATHROOMS**

- Ceramic flooring in all baths
- Laminate countertops
- Fiberglass shower and/or tub modules
- Moen faucets

**WARRANTIES**

- Standard 1-year HBA Warranty
- 1-year HVAC System and Appliance Warranty
- All original manufacturer warranties