

TOWNHOMES



FEATURES

Exterior

- Handsome Classical elevations
- 30-year architectural shingles featuring a 10 year algae-resistance warranty
- Low maintenance stucco
- Elegant Schlage hardware with privacy deadbolts at all exterior doors
- Insulated steel raised panel garage door with automatic opener and 2 remotes
- Low maintenance ventilated soffits
- Two exterior hose-bibs (one at front and one at rear)
- Exterior weatherproof electrical outlets at front and at rear porch
- Professionally designed landscaping
- Automatic irrigation system with a rain sensor
- Classic lantern style garage coach lights
- Low maintenance exterior fascia, trimwork and railing (per plan)



Interior

- Knockdown texture ceilings with smooth finish on interior walls
- Six-panel Colonist paint-grade interior doors
- Colonial casing and baseboards
- Extra wide window sills at first floor
- Schlage interior hardware in choice of polished brass, antique brass or chrome
- 12 x 12 ceramic tile at foyer, kitchen, powder bath, and laundry room
- 6 x 6 ceramic tile on bathroom floors and wet area walls to 7 ft. in choice of colors
- Carpeting in family room, living room, dining room, bedrooms, hallways, and walkways over 3/8" foam padding or equal
- Elegant pedestal sink with decorative oval mirror with a beveled edge in powder room
- Kohler Coralais lavatory faucet in 8" spread in the master bath and powder room
- Kohler Coralais single lever plumbing fixtures in secondary bathrooms
- Raised panel foil cabinetry in white or antique white at all bathrooms
- Cultured marble bathroom vanity tops with an OG edge
- Large 14" x 24" medicine cabinets with beveled edges
- Full length mirrors to 38" above vanity in the bathrooms
- Security system with 1 keypad
- Two prewired data/video outlets (includes TV, phone and data)
- One additional telephone outlet at kitchen
- Dramatic recessed lighting (per plan)
- Traditional hanging fixtures at the dining room and breakfast area
- Paddle fan outlets in all bedrooms, family room, study, and 3rd floor lofts
- Chrome strip lighting in all bathrooms
- Decora electrical switchplates and standard outlets in white
- Washer and dryer connections in the laundry room
- Smoke detectors with battery back-up
- Ground fault interrupter circuits in wet areas
- ClosetMaid Vinyl/TUFF ventilated shelving
- Choice of interior paint colors

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Kitchen

- Kitchen cabinetry with wood full overlay doors or raised panel foil doors
- 42" overheight upper cabinets
- Mica countertops with full 18" mica backsplash
- Choice of door style and drawer pulls
- Kohler stainless steel sink
- Kohler chrome faucet with spray
- Badger 1 - food disposal 1/3 horsepower
- Icemaker water supply line
- G. E. multi-cycle dishwasher
- G. E. freestanding range
- G. E. SpacemakerXL microwave
- 12" x 12" ceramic tile flooring

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Master Bedroom & Bathroom

- Spacious master bedroom with large walk-in closet(s)
- Cultured marble Roman tub
- Cultured marble vanity top(s) with an OG edge
- Kohler Coralais lavatory faucets with 8" spread
- Kohler Coralais tub faucet and shower trim
- Raised panel foil cabinetry in white or antique white
- Choice of door/drawer pulls
- Ceramic tile 6x6 on floor and wet area walls to 7ft.
- Shower enclosure per plan in chrome finish with clear glass (obscure on request)
- Large 14" x 24" medicine cabinet with a beveled edge

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Personalized Options

- Gas fireplaces (no woodburning) with glass doors and optional mantels and surrounds
- Selection of intercom systems, central vac systems, electronic air cleaning systems, programmable thermostats, and speaker pre-wiring
- Selection of Kohler plumbing upgrades throughout kitchen and bathrooms
- Variety of G. E. appliance options to enhance your kitchen
- Optional Corian kitchen countertops and backsplashes
- Optional tile backsplashes
- Wide array of kitchen and bathroom cabinet options
- Flooring options for wood, ceramic, and carpet
- Optional crown molding, chair rail, baseboard and casing upgrades
- Optional whirlpool tub at the master bathroom

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Homeowner Warranty/Construction Features

- 10 year transferable Preferred Builder's Warranty
- Customer satisfaction program
- 24 hour emergency reporting service
- All townhomes engineered to meet local hurricane wind-load standards
- Stemwall foundation with 1st floor concrete block
- Engineered roof trusses with 1/2" sheathing
- CPVC state of the art plumbing system
- Termite bond and soil treatment

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Energy Efficient Homes

- All townhomes feature air and moisture barrier house wrap to maximize energy efficiency
- Minimum 10 SEER energy efficient heating and cooling systems
- Polysealant at windows, exterior doors and base plates
- R-19 BATT ceiling insulation, R-11 wall insulation, and R-4.2 foil at block walls
- Energy efficient 52 gallon electric water heater