



## STANDARD FEATURES



### Elegant Interiors

- Tiled floors in the foyer on *Dover, Exeter*, and *Ives*; vinyl floors for *Ashford, Baltic* and *Cobalt*.
- Hardwood flooring in the foyer and powder room of the *Francis, Griswold*, and *Janice*.
- Wall to wall carpeting in all finished areas except kitchen, baths, foyer, mudroom and laundry.
- No-wax vinyl floors in mudroom and laundry except *Francis* mudroom which has hardwood flooring.
- Six panel molded doors with painted wood trim.
- All closets with wire shelving.
- Sheet rocked window surround
- All interior finished house walls and trim painted off white.
- Prewiring for 2 telephone outlets.
- Prewiring for 2 cable television outlets.
- Hook-ups for washer and dryer.
- Decorator lighting package.
- Electric smoke detectors with battery backup.
- Carbon monoxide detector.
- 9' tall ceilings on the living room level on townhouses.

### Spacious Kitchens

- Choice of oak or maple frame cabinets.
- Granite kitchen counters (Type A choices) with backsplash, except *Ashford, Baltic, Cobalt*, and *Dover* which have laminate counters.
- Single bowl top mount stainless steel kitchen sink.
- No-wax vinyl floors in a number of decorative patterns.
- \$1,000 appliance allowance which includes installation of a dishwasher, range, microwave hood, and garbage disposal

### Distinctive Baths

- Vanities in full baths to match kitchen cabinetry.
- Mirror above vanities.
- White porcelain toilets.
- Cultured marble vanity tops with built-in sink in a number of colors.
- White pedestal sink in powder room.
- White fiberglass bathtub/showers.
- No-wax vinyl floors in a number of decorative patterns.

### Stylish Exteriors

- Asphalt architectural roof shingles with 30 year warranty.
- Vinyl clapboard siding with white corner boards and some vinyl shakes (where applicable).
- Cultured stone exterior around front door on townhouses only.
- Prefinished garage doors with glass top panels.
- 2 exterior electrical outlets.
- 2 exterior water faucets.
- Seamless aluminum white gutters and downspouts.
- Paved driveway with paving stone front walk to front door.
- Landscaped lawn in front, side, and rear yards with shrubs in front of house.
- Vinyl shutters or wide window trim for most windows on front of house.
- Most windows are single hung or sliding, white, vinyl, Low-E insulated, with grilles between the glass.
- Screens on operable windows.
- Insulated exterior swinging doors.
- Prefinished white vinyl sliding glass patio door with grills and screen.
- 4' x 8' rear composite deck with vinyl rails (with privacy wall in some locations) on townhouses except the *Ives*, which has a 4'x8' patio.

### Secure Structural Components

- Poured concrete foundation with full basement except townhouses which are slab on grade.
- Poured concrete basement floors.
- Hatchway access to basement in *Francis* and *Griswold*
- OSB sheathing on roof and exterior walls.
- Sub-floors - ¾" OSB tongue and groove, glued, nailed and screwed.
- Pre-engineered wood truss roofs in most roof areas.
- 2"x6" wood framing 24" on center on most exterior house walls.
- 2"x4" wood framing 16" on center on most interior house walls.
- Sheetrocked walls in interior finished house walls.
- Finished exterior wall insulation 5 1/2" fiberglass batts (R-19).
- Attic insulation is 12" fiberglass (R-38).
- Sloped ceilings are 9" fiberglass (R-30).
- 200 amp electrical service.
- City water and city sewer.
- Natural gas 40 gallon or electric 50 gallon hot water heater in *Francis, Griswold*, and *Janice*.
- Electric 50 gallon hot water heater in townhouses.
- Natural gas fired high efficiency furnace providing hot air heat with 2 zones.
- Central air conditioning with 13 SEER condenser.
- Underground wiring for electricity, telephone and cable television.