

# Features

## T O W N E L A K E 7 0 '

### Kitchen

- Custom 42" J-Kraft cabinets with raised panel doors, crown moulding, light rail, full extension drawer guides, dove-tail drawer construction, and a custom valance over the cooktop including decorative corbels.
- Two standard banks of drawers (*per plan*).
- Granite countertops with tile backsplash.
- Undermount stainless steel sink with garbage disposal for easy clean up.
- Moen pull-down faucet with oil rubbed bronze or brushed nickel finish.
- Tile flooring in kitchen.
- 36" KitchenAid stainless steel 6-burner gas cooktop with separate built-in 30" convection oven and 24" microwave.
- KitchenAid Energy Star labeled stainless steel dishwasher.
- Refrigerator cabinet with side panels for enclosed refrigerator space.
- Abundant recessed can lights.

### Interior

- Marlana countertops with undermount sinks in all secondary baths.
- Oil rubbed bronze or brushed nickel finished Moen faucets and fixtures in all baths.
- Powder room with cabinet, marlana countertop, and elegant framed mirror (*per plan*).
- Exhaust fans, elongated commodes and elegant framed mirrors in all baths.
- Frieze carpet.
- Tile flooring in entry, extended entry, kitchen, utility room, master bath and all secondary baths.
- Choice of raised two-panel smooth or beadboard doors.
- 10' minimum ceiling heights (*per plan*).
- 8' interior doors on 1st floor.
- Double crown moulding in entry, extended entry and family room.
- Upgraded ¾" tongue and groove plywood subfloor instead of OSB.
- Designer oil rubbed bronze or brushed nickel lighting and hardware package.
- Rocker light switches.
- Direct vent fireplace with cast stone surround.
- Rounded sheetrock corners throughout (*except at windows*).
- Wrought iron balusters (*per plan*).
- Oversized utility room with cabinet, rod and shelf (*cabinet finish to match trim*).
- Exhaust fan and A/C in utility room.
- Electric dryer connection.
- Ceiling fans included in the master bedroom, family room and game room (*per plan*).
- Block and wire for ceiling fans in secondary bedrooms (*per plan*).
- CAT 6 and RG6 wiring in master bedroom, family room, and game room.
- Alarm system with keypad, siren and prewire for motion detector.
- Wifi and high speed data ready home.

### Master Bath

- Marlana countertops with undermount sinks.
- Tile flooring in master bath.
- Large freestanding tub with oil rubbed bronze or brushed nickel Moen faucet.
- Large separate oil rubbed bronze or brushed nickel semi-frameless shower with tile surround and floor.
- His and Hers vanities (*per plan*).
- Mirrors with elegant framing.
- A/C vent in master walk-in closet (*per plan*).
- Fluorescent lighting in master closet.

### Exterior

- 8' stained mahogany front door with leaded glass inserts and levered hardware.
- 100% brick on the first floor (*per plan*).
- Optional stone & stucco elevations (*per plan*).
- Brick front porch.
- Covered patio with brick columns.
- Block and wire for ceiling fan at patio.
- Two coach lights.
- Cast stone address plaque.
- Masonry siding, soffit and fascia with 25-year limited transferable manufacturer's warranty (*per plan*).
- Garage door openers.
- Seamless aluminum gutters (*in designated areas*).
- Lifetime limited warranty architectural shingles – nailed not stapled.
- Fully sodded front and back yards with front yard landscaping.
- Decorative fireplace chimney shrouds (*wood burning fireplaces only*).
- Sherwin Williams satin-finish with two-tone paint on 2-story homes.
- Cedar fence and gate.

### Energy Star 3.2 Saving and Green Building Features



- Third party raters inspect and certify each home to meet the RESNET Energy Smart Builder Program including the HERS score rating.
- Fresh air intake ventilator system improves air quality.
- Programmable smart thermostat.
- Smoke and carbon monoxide detectors in designated areas.
- TechShield radiant barrier sheathing keeps attic temperatures lower.
- Ridge vents, soffit vents and air hawks help keep attic cooler.
- Energy efficient, low-E double pane glass windows with vinyl frames.
- R-13 batt insulation in exterior walls, R-19 in sloped ceilings, and R-30 blown insulation in flat ceilings.
- R-3 Dow sheathing.
- Polysealant around windows, doors, wire holes, base plates and top plates to reduce air leakage.
- Zurn PEX plumbing system for greater energy efficiency, reduced maintenance and greater reliability.
- Energy saving tankless water heater (located in garage).
- Water saving commodes use 1.6 gallons or less per flush.
- Energy Star rated efficient KitchenAid dishwasher.
- High Efficiency LED Bulbs throughout.
- Energy Star rated reversible ceiling fans in the master bedroom, family room and game room (*per plan*).
- 96% High Efficiency HVAC system with variable speed furnace and 2 speed condenser.

### Smart Home Technology

- Entry door lock can be opened by key, keypad code or remotely.
- Garage doors can be opened remotely via a single app.
- IQ Hub security panel can video record when alarm has been triggered and automatically set when you leave your home.
- Smart thermostat can be adjusted remotely and programmed to respond to your location.
- Video doorbell can record any motion at the front door and allows 2-way communication.
- Control specific lighting based on a schedule or remotely via a single app.

### Quality Assurance

- Two year limited warranty on workmanship, ten year limited structural warranty.
- Foundations and framing professionally engineered and inspected by an independent third party.
- Post-tension foundations inspected three separate times by an independent third party.
- Homes designed and inspected to meet the International Residential Code for wind speed.
- Third party certified inspectors verify and ensure quality standards are met.

### Design Services

- Eight hours of complimentary interior design service to complete your selections.
- Complimentary technology design consultation.



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