

# WEST 1<sup>st</sup> AVE TOWNHOMES

## STANDARD FEATURES

### Foundation

- 10" x 9' high poured concrete walls. 4" concrete slab, poured over approximately 8" to 10" clean stone with radon barrier. Radon piped out to roof. No fan included.

### Framing

- "I" joists with ¾ tongue and groove sub floor, glued and nailed.
- 2 x 6 exterior walls on ground floor with ½ aspenite sheathing on ground floor.
- 9' - 2x4 interior walls on all floors.
- Oak steps on all floors.

### Roof

- Lifetime limited warranty dimensional shingles.

### Façade

- Azek, stone Veneer, Architectural cedar shake siding & maintenance free vinyl siding with house wrap.

### Windows

- Single hung windows with 4 over 1 grid pattern.

### Insulation

- R-19 & 13 in exterior walls, R-30 in ceilings.
- Foam around all doors, windows and exterior wall plates.

### Drywall

- ½" drywall throughout entire house.
- All bathrooms will have moisture resisted drywall installed. 3 coats of joint compound, sanded ready for paint.

### Plumbing/Bathrooms

- PVC drain lines per code. PECS water system with Mani block. Electric hot water heater.
- Moen or equal fixtures.
- Hall Bathroom, fiberglass tub/tile walls.
- Tile shower floor and walls in both masters.
- 2 HVAC Systems: 90% efficiency gas furnace. 13 Seer air condition unit.
- Exhaust fans in all bathrooms.
- Vanities in all bathrooms with cultured marble tops.
- Dual shower heads in master baths.
- Sprinkler system to fire code.

### Electric

- 200 amp service. Electric installed per code. 2 cable, 2 phone included.
- \$750 light fixture allowance.
- Electric dryer outlet. Gas option \$350.

### Trim

- 2 panel doors with 3 ¼ casing and 5 ½ baseboards throughout.
- Windows to have sill and apron and casing. Oak newl post and handrail with painted balusters on staircase.

### Paint

- Walls and ceilings painted flat off white.
- Trim to be painted semi-gloss white.
- One custom color on main living level.

### Flooring

- 3 ½" Prefinished hardwood floors: 1st, 2nd & 3rd floors.
- Engineered or vinyl "wood" style floors on ground level.
- Laundry room & Bathrooms ceramic tile floors.

### Kitchen

- Aristocraft or Wolf or equal wood cabinetry. 42" wall cabinets. Soft close feature.
- Level 1 or 2 Granite countertops.
- GE Profile stainless steel appliances. Range, microwave and dishwasher included OR \$2,000 allowance.
- Stainless steel under mount sink and faucet.
- Barndoor feature at kitchen entrance into mudroom.
- L shaped or island design available in kitchen.

### Additional Features

- Coffered ceiling - Living room.
- Built in benches with cubbies - Mudroom.
- Tray ceiling in master bedrooms.
- Stone veneer accent wall on ground level.
- Shiplap accent wall main living area.

### Garage door

- "Carriage style" door with opener keypad and remote.

### Driveway

- Brick Pavers.

### Grading

- Finish grading to be raked and seeded.

### Deck

- Fiberglass deck off 3rd floor master bed with black rails.

### Cleaning

- Home to be professionally cleaned.

*Many options and choices available upon request.*