

EXTERIOR FEATURES

- Private garages for each townhome are included (integral with townhome – park under)
- Townhomes feature brick exteriors on the front and sides and fiber cement siding in the rear.
- Self-sealing fiberglass-reinforced asphalt shingles with manufacturer’s “Limited Lifetime Warranty”
- Two-panel fiberglass front entry door (color determined by Architect)
- Thermal insulated “Low E” vinyl windows (screens not included; not allowed on front or side elevations)
- Gutters installed on front and sides of building

INTERIOR FEATURES

- Smooth-finished ceilings
- Ceilings in flat areas are approximately 10 feet high (nominal) on first and second floors (on a per-plan basis, there may be exceptions in closets, laundry areas, bathrooms or halls)
- Deluxe interior trim package, including crown molding in downstairs living room, dining room and kitchen. Judge’s paneling along dining room wall. Baseboards – 7 ¼”.
- 3” hardwood throughout first floor
- Pre-fabricated red oak stair treads
- Stair parts in the living area include stained red oak handrail and painted newel posts with painted balusters; special classical design starter post
- Brushed nickel finished lever door hardware w/ matching hinges
- Dead bolt locks (single cylinder) on all exterior doors except garages
- All underground utilities
- Towel bars and toilet paper holders to match door hardware
- Interior walls receive vinyl latex flat white finish; trim receives a contrasting latex white semi-gloss
- 42” (upper) Maple cabinets with crown molding in kitchen
- Kitchen wall cabinets are open above (unless it is necessary to run HVAC ducts through the area) for use as decorative plant shelves, etc.
- Interior doors are six-panel classic design
- Granite countertops in kitchen with under mounted stainless steel 50/50 sink
- Granite countertops with integrated bowl in hall and master bathrooms – brushed nickel fixtures
- Ventilated vinyl-coated closet shelving
- Ceramic tile flooring in upstairs baths
- Interior garage walls are sheetrocked and painted. Each garage will have one exterior light, one interior light, one GFI electrical outlet and includes garage door openers.
- Kitchen island to be single-level



PLUMBING AND HVAC

- Mirrors to be provided in all baths and powder room
- Energy efficient gas heat and air conditioning (14 SEER minimum)
- Tile shower in Master Bath
- 50 gallon energy efficient gas water heater
- Temperature controlled "pressure balancing" shower heads in all showers
- Ice maker connection
- Water lines will be PEX or equivalent and drain lines will be PVC or equivalent
- Two exterior hose bibs per townhome

ELECTRICAL

- Category 5 wiring, includes pre-wire for 4 phone outlets – one each in kitchen, living room and 2 bedrooms
- Pre-wire for 2 cable TV outlets in master bedroom and living room
- Ceiling fan in living room; prewire only for ceiling fan in all bedrooms
- Designer five-light candelabra dining room chandelier, wall-mounted light fixture in powder room, recessed LED puck lights in kitchen
- Smoke detectors per code
- GFI outlets in kitchen, bathrooms, garage, and exterior (refer to plan)
- 2 exterior waterproof receptacles

APPLIANCES

- 30 inch Range
- Over-the-Range Microwave
- 5-cycle dishwasher
- Garbage Disposal

UNSEEN QUALITY

- Fee simple ownership (NOT a condominium)
- 2 hour fire-rated wall between every residence, with sound deadening insulation and "airspace"
- Ten year limited warranty (Quality Builders Warranty or equal)
- Home orientation and walk-through prior to closing with Builder
- Restrictive Covenants

QUALITY CONSTRUCTION

- Pre-engineered floor truss system for a sturdier, quieter floor
- ¾" tongue and groove sub-floor glued and nailed
- Pre-engineered roof truss system
- Vapor barrier under all concrete floors (except garages)
- R-30 ceiling insulation; R-13 exterior wall insulation with vapor barrier
- Initial certified termite treatment



OPTIONS AND UPGRADES

A selection of optional and upgrade items are available, some of which may require additional non-refundable deposits. Please consult with your Sands Realty Group Sales Professional for additional information. Certain upgrades are not available except at pre-sale stage (prior to construction start).

- Additional pre-finished “engineered” hardwood plank flooring
- Upgraded kitchen and bath cabinets
- Ceramic tile floors
- Upgraded carpet and pad
- Ceiling fans in secondary bedrooms and porches
- Upgraded Trim Packages

ACKNOWLEDGMENT

THESE HOMES ARE LOCATED WITHIN AN ANTICIPATED MIXED USE “URBAN VILLAGE” WITH VARIOUS PLANNED AMENITIES. THESE ARE NOT CONTROLLED BY THE SELLER AND ARE SUBJECT TO CHANGE. SELLER IS NOT RESPONSIBLE FOR SUCH “URBAN VILLAGE” AND THIS CONTRACT IS NOT SUBJECT TO COMPLETION OF SAID “URBAN VILLAGE” OR AMENITIES.

Developer or its agents reserve the right to substitute materials, appliances or equipment which are substantially equivalent to those mentioned herein or in the brochures, plans and specifications provided. All dimensions are approximate.

ACKNOWLEDGED AND ACCEPTED

_____	_____
Purchaser	Date
_____	_____
Purchaser	Date
_____	_____
Seller	Date

