

# STANDARD FEATURES

## *The Townhomes of Abbey Woods*

### **KITCHEN FEATURES**

- Quality Custom Oak Cabinets
- Built in Pantries (per plan)
- Granite Counter Tops
- Stainless Steel Double-Bowl Undermount Kitchen Sink
- Choice of Ceramic or Hardwood Flooring (Oak or maple)
- Appliance Allowance (\$3,000)
- Spacious Windowed Breakfast Areas

### **BATH FEATURES**

- Private Bath in Master Bedroom with Whirlpool Tub and Double-Sinks
- Free Standing Shower Stall with Glass Enclosure
- Ceramic Wall and Floor Tile
- Custom Oak Vanities
- Solid Surface Counter Tops with Integral Bowl
- Moen Castleby Series Faucets
- Kohler Elongated Water Closets
- Exhaust Fan/Ground Fault Circuitry

### **LAUNDRY & STORAGE FEATURES**

- First Level Laundry Room (per plan)
- Dryer Vent and Gas Line
- Large Closets (per plan)
- Custom Oak Cabinets (per plan)
- Solid Surface Counter Tops with Integral Bowl
- Ceramic Tile at Laundry Room

### **MECHANICAL FEATURES**

- Gas Forced Air Furnace 80% Efficiency
- Central Air Conditioning
- 75-Gallon Hot Water Heater
- 200 Amp Electric Service
- Copper Water Pipes
- Two Frost Proof Exterior Hose Bibbs
- Separate, Sealed Sanitary Pump and Sump Pump in Basement
- Two Weatherproof Exterior Outlets

### **INTERIOR FEATURES**

- Choice of Ceramic or Hardwood Flooring in Foyer
- Oak Posts and Rails on Staircase (Hampton Series)
- 42" Family Room Fireplace with Gas Line, Doors and Custom Wood Surround (logs not included)
- Solid Core 6 Panel Colonist Doors with Oversized Painted Trim
- Wall to Wall Carpeting at \$20/yard
- Smoke & Carbon Monoxide Detectors
- Door Bell Button and Chime
- Three Telephone Jacks
- Three Television Jacks
- Lighting Allowance (\$2,000)
- Basement (per plan)
- Closets with Wall Switch

### **EXTERIOR FEATURES**

- Insulated Architectural Grade Entry Door
- Maintenance Free Aluminum Soffits, Gutters and Down Spouts
- 2-Car Garage
- Garage Door Opener with Key Pad
- Finish Tape and Paint on Garage Drywall
- Brick, Stone and Siding on Exterior Stone Address Block
- 12' x 12' Stamped Concrete Patio
- Concrete Driveways
- Fully Landscaped and Irrigated Lots
- Underground Utilities
- Municipal Water and Sewer

### **QUALITY CONSTRUCTION**

- Pella Casement Thermopane Double Glazed Windows with Air Space Grilles and Screens
- 1" Insulated Glass Wood patio Door with Screen
- Architectural Roof Shingles (40yr) Over 15lb Felt Paper
- Water proofed Foundations (Watch Dog System)
- 5/8" Celotex Wall Insulation Throughout the House
- R-15 Wall and R-38 Ceiling Blown Cellulose Insulation
- Tyvek, or Equivalent, Insulating Paper Throughout House & Garage

