



Standard Features

Kitchen

- Chrome Delta faucet
- General Electric kitchen appliance package (range/oven, microwave, refrigerator/freezer and dishwasher) – black or stainless steel depending on AMI level
- Wood cabinetry
- Laminate or Level 1 Granite countertops and 4" backsplash depending on AMI level
- Vinyl Plank or hardwood flooring depending on AMI level
- Stainless steel kitchen sink with 1/2 hp. Badger garbage disposal

Living Room and Dining Room

- Carpet, Vinyl Plank or hardwood flooring depending on AMI level
- Pre-wire ceiling for fan in living room
- Pre-wire for chandelier in dining room
- Thermostat
- Cat V wiring & cable in living room

Baths

- Adult height vanity cabinets same as kitchen cabinets
- Laminate or Level 1 Granite vanity tops and 4" granite backsplash depending on AMI level
- White vanity sinks
- White toilets
- White tub or shower pan per plans, with tile surrounds
- Chrome framed shower door on stand-up showers only
- Chrome plumbing fixtures
- Chrome towel bars, towel rings and toilet paper holders
- Chrome vanity light fixtures
- Tile floor
- Frameless vanity mirrors

Bedrooms

- Carpet including closets
- Pre-wire ceiling for fan
- Thermostat
- Cat V wiring & cable
- Closets with closet rod and shelf

Laundry Room

- Side by Side or Stackable washer/dryer per plans
- Tile floor

Garages per Plans

- All Townhomes have a 1-car garage with 1 remote opener, and 1 surface parking space behind
- 2nd and 3rd Floor 80% and 90% AMI Condominium Units have 1 under-building parking space, and 1 surface parking space behind; all other Condominium Units have 2 surface parking spaces
- Townhome garages include in-floor heat and thermostat
- Garage walls smooth finish (no texture, no paint)
- Cold water spigot in mechanical rooms

Mechanical systems

- In-floor radiant heat throughout with thermostat-controlled zones
- High efficiency, wall hung natural gas boiler with 40-gallon or 60-gallon (60-gallon when 3 or more full bathrooms) sidearm hot water storage tanks in Townhomes only; Centralized high efficiency natural gas boilers and hot water storage tanks in Condominium Buildings only
- Fire alarm and automatic sprinkler systems in Condominium Buildings only

Interior Features

- In-floor radiant heat
- Chrome door and bath hardware, plumbing fixtures and bathroom light fixtures
- Wood cabinetry with chrome pulls
- Painted trim and doors throughout
- Interior paint one color for all walls and ceilings in finished living areas
- Pre-wire for dining room chandelier
- Pre-wire for ceiling fans in living room and all bedrooms
- Hand textured drywall
- Carpeted stairs in Townhomes only; Commercial stairs in Condominium Buildings only
- LED lights

Exterior Features

- Cementitious, low-maintenance siding
- Rough sawn timber accents
- Architectural asphalt shingle roof
- Rusty corrugated metal accents
- Exterior decks
- Low E windows
- Approved landscape plan to include trees & shrubs

ADDITIONAL STANDARD FEATURES – 70% and 80% AMI Condominium Units

Kitchen Flooring - Vinyl Plank

Entry Pad Flooring (80% ADA Units Only) – Vinyl Plank

Living, Dining, Bedroom and Closet Flooring - Carpet

Laundry Flooring, Bathroom Flooring and Tub/Shower Surrounds - Tile

All Countertops - Laminate

Black Appliances

ADDITIONAL STANDARD FEATURES – 90% AMI Condominium Units

Kitchen, Living and Dining Flooring – Vinyl Plank

Bedroom and Closet Flooring - Carpet

Laundry Flooring, Bathroom Flooring and Tub/Shower Surrounds - Tile

All Countertops – Group 1 Granite

Black Appliances

ADDITIONAL STANDARD FEATURES – 100% AMI Townhome Units

Entry Pad, Kitchen, Living and Dining Flooring – Vinyl Plank

Stair, Bedroom, Hallway and Closet Flooring - Carpet

Laundry Flooring, Bathroom Flooring and Tub/Shower Surrounds - Tile

All Countertops – Group 1 Granite

Black Appliances

ADDITIONAL STANDARD FEATURES – 110% AMI Townhome Units

Entry Pad Flooring – Vinyl Plank

Kitchen, Living and Dining Flooring – Hardwood

Stair, Bedroom, Hallway and Closet Flooring - Carpet

Laundry Flooring, Bathroom Flooring and Tub/Shower Surrounds - Tile

All Countertops – Group 1 Granite

Stainless Steel Appliances

*Chandeliers, ceiling fans and pendant lights are owner provided items that can be installed following closing. The Builder can recommend installers for these items but will not install these items during initial construction.