

Plaza Row Townhomes

Included Standards: Exhibit A

All Townhomes Include Quality Builders Warranty

Exterior Finishes

- Fiber cement siding, brick and gutters
- 30 year Architectural Asphalt Shingles
- Common Area - Sod, Irrigation, Pavers and Designer Landscape Plan
- Single Hung Vinyl Windows, Low E, low maintenance with screens (per elevation)
- Garage Door 16'x8', steel uninsulated, long panel insert, operator(s)

Appliances

- Stainless Steel Appliances: Electric Range, Vent Hood, Microwave Drawer and Dishwasher
- 50 Gallon electric water heater

Kitchen Finishes

- Cabinets: Shaker-style Full Overlay, Recessed Panel, soft close drawers, chrome pulls
- Stainless Steel Undermount Sink
- Quartz Countertop
- Tile Backsplash
- Chrome Faucet
- Insinkerator Heavy Duty Disposal

Master Bath Finishes

- Cabinets: Shaker-style Full Overlay, Recessed Panel, soft close drawers, chrome pulls
- White Undermount Rectangle Sink
- Quartz Countertop
- Chrome Faucets
- Shower Wall Tile surround to 84", tile niche, framed glass enclosure with door
- Chrome Accessories; Mirror

Secondary Bath Finishes

- Cabinets: Shaker-style Full Overlay, Recessed Panel, soft close drawers, chrome pulls
- White Undermount Rectangle Sink
- Quartz Countertop
- Chrome Faucets
- Secondary Bath: acrylic tub, wall tile surround up to 84", one tile niche
- Chrome Accessories; Mirror

Powder Bath Finishes

- Pedestal Sink, Mirror, Chrome Faucet

HVAC

- Heat pump with multi zone system with 14 SEER air conditioners
- Thermostats, Digital and Programmable

Flooring, Stairs & Rails, Walls

- 1st Level Entry & Office: Engineered Hardwood
- 2nd Level Living: Engineered Hardwoods
- 3rd Level Hall: Engineered Hardwoods
- 3rd Level Bedrooms & Closets: EverStrand Carpet with 7 lb Spill Blocker Pad
- 4th Level Attic: EverStrand Carpet with 7 lb Spill Blocker Pad
- Master Bath, Guest Bath, Laundry Floors: Tile
- 1st & 2nd Level are White Oak Stair Treads with Painted Risers, White Oak Handrails; Wrought Iron Balusters
- 3rd Level Stairs Carpet Treads
- Interior Paint: Walls - Flat; Trim - Semi-Gloss
- Paint: Garage - Flat; Base - Semi-Gloss

Electrical

- Recessed Can lighting whole house, per electrical plan locations
- Decorative Chrome Light fixtures, per electrical plan locations
- Fan Prewire: Living Room, Master Bedroom (fans not included)
- Exterior Flood Lights
- Standard doorbell included

Low Voltage

- Living Room - (1) HDMI prewire 15-20' cable and electrical outlet 5' 6" above the floor
- TV/Data cables: Living Room, Master Bedroom, Office
- TV cable: All Secondary Bedrooms

Interior Trim and Finishes

- Ceiling Heights: 1st Level - Entry 9'; 2nd Level - Living 10'; 3rd Level - Bedrooms 9'
- 1st, 3rd, 4th Level: 6'8", 2 Panel Hollow Core Doors
- 2nd Level: 8', 2 Panel Hollow Core Doors
- Baseboard: 1 x 6 MDF
- Door Trim: 1 x 4 MDF Headers and sides
- Window Trim: 1 x 4 MDF Headers, sides and bottom
- Knee Wall: Waterfall, White Oak Cap
- Door Hardware: Brite Chrome
- Closet Shelving: White Laminate Shelves - Pantry; White Laminate with Rod - Closets