

Reece Road Duplexes

Included Features: 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 Custom Size Steel Insulated, horizontal panel, operator(s), custom paint
- Shared Concrete Drive and walks

Appliances

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

Kitchen Finishes

- Cabinets: Shaker-style Full Overlay, Solid Wood Recessed Panel, soft close drawers
- Stainless Steel Undermount Sink
- Quartz Countertop
- Tile Backsplash
- Matte Black Faucet
- Heavy Duty Disposal

Master Bath Finishes

- Cabinets: Shaker-style Full Overlay, Solid Wood Recessed Panel, soft close drawers
- White Undermount Rectangle Sink, Black Faucets
- Quartz Countertop
- Shower Wall Tile surround to 84", one tile combo niche, framed glass enclosure with door, Tile Shower Floor, Tile Bath Floor
- Black Accessories; Frameless Mirrors

Secondary Bath Finishes

- Cabinets: Shaker-style Full Overlay, Solid Wood Recessed Panel, soft close drawers
- White Undermount Rectangle Sink, Black Faucets
- Quartz Countertop
- 1st Level Bath: Shower Wall Tile surround to 84", one tile niche, Tile Bath Floor
- Guest Bath: Acrylic tub, Wall Tile Surround up to 84", one tile niche, Tile Bath Floor
- Black Accessories; Frameless Mirror

Powder Bath Finishes

- Pedestal Sink, Black Faucet, Frameless Mirror

HVAC

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

Flooring, Stairs & Rails, Walls

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

Electrical

- Recessed Can lighting whole house, per electrical plan locations
- Decorative Brass & Black Light fixtures, per electrical plan locations
- Fan Prewire: Master Bedroom, Secondary Bedrooms (fans not included)
- 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 Level: 6'8", 5 Panel Raised Hollow Core Doors; 2nd Level: 8', 5 Panel Raised Hollow Core Doors, Black Hardware
- Cove Crown, Baseboard, Shoemould sized per Level; Windows & Doors 1x4, 1x6 Flat Casing with Inserts
- Knee Wall: Waterfall, White Oak Cap
- Living Room: Drywall Wrapped Ceiling Beams
- Fireplace Insert: Living Room, Black Slate Surround, MDF Nickel Gap Trim Detail
- Dining Room: Trey Ceiling Detail, Bead Board – Painted White
- Closet Shelving: White Laminate Shelves - Pantry; White Laminate with Rod - Closets