

# *Townhome 559*

## THE PRESERVE



*Townhome 559*

3 Bed – 2 1/2 Bath  
1,837 SQFT

# Townhome 559's Standard Features

## Building Standards:

- Slab on grade concrete foundation
- Traditional stick framing methods
- Framed "Green Corners" for higher energy efficiency
- Engineered AdvanTech Sub Floor
- Eco-friendly Sentricon Termite Bait Station
- Studs, ceiling joists & rafters will be 16" on center on the 1<sup>st</sup> floor & 24" on the 2<sup>nd</sup> floor

## Exterior Features:

- Masonry Brick with Smooth Hardie Lap exterior siding
- Double hung, double paned, low E glass wood clad windows
- Fiberglass front door & locking system
- Other exterior doors will be steel full lite
- 8x8 smooth columns on all porches
- Landscaping package to include plant package, irrigation, and 7 pallets of sod
- Front porch with railings
- Upper-level porch with railings
- Two car garage

## Interior Features:

- 10' Smooth Ceiling on Main Level. 9' Smooth Ceiling on Upper Level
- Open cell R20 Spray Foam installed on roof deck
- Traditional R13 Batt/Fiberglass Insulation installed in the exterior walls (draft stopping measures to seal Insulation)
- 50-gallon gas water heater
- Gas Furnace HVAC System
- Option to upgrade to gas fireplace with 5' tall brick surround & hearth and a shaker style mantel: \$6500
- Low Voltage pre-wiring included. Additional smart home packages available

## Interior Finishes:

### *Design Features*

- 6" Baseboards & 4" cased windows throughout
- Canned lighting throughout kitchen, living room, dining room & primary bedroom
- Wire shelving installed in the primary closets, pantry, all other closets & laundry area
- Interior walls primed & painted with Sherwin Williams® Paint. Includes two wall colors, one trim color & one ceiling color
- Mud bench at rear entry of home

### *Flooring*

- Prefinished engineered hardwood in first floor common areas, laundry room, primary bedroom and powder baths
- Ceramic tile in all full bathrooms
- Standard carpet in guest bedrooms, closets & any other rooms

### *Kitchen*

- Custom designed wooden cabinets in kitchen & bathrooms
- Granite countertops throughout
- Stainless Steel appliances by Whirlpool®, including the dishwasher, oven, gas cooktop, & built-in microwave
- Brushed Nickel or Oil-Rubbed Bronze Delta® Kitchen Fixtures
- Stainless Steel undermount sink in kitchen
- Tile backsplash in kitchen

### *Bathrooms*

- Tile shower with waterproofing system in the primary bathroom
- Fiberglass tub/shower in all other full bathrooms
- Brushed Nickel, Oil-Rubbed Bronze, or Black Delta® Bath Fixtures
- Large double vanity in primary bathroom with under-mount sinks

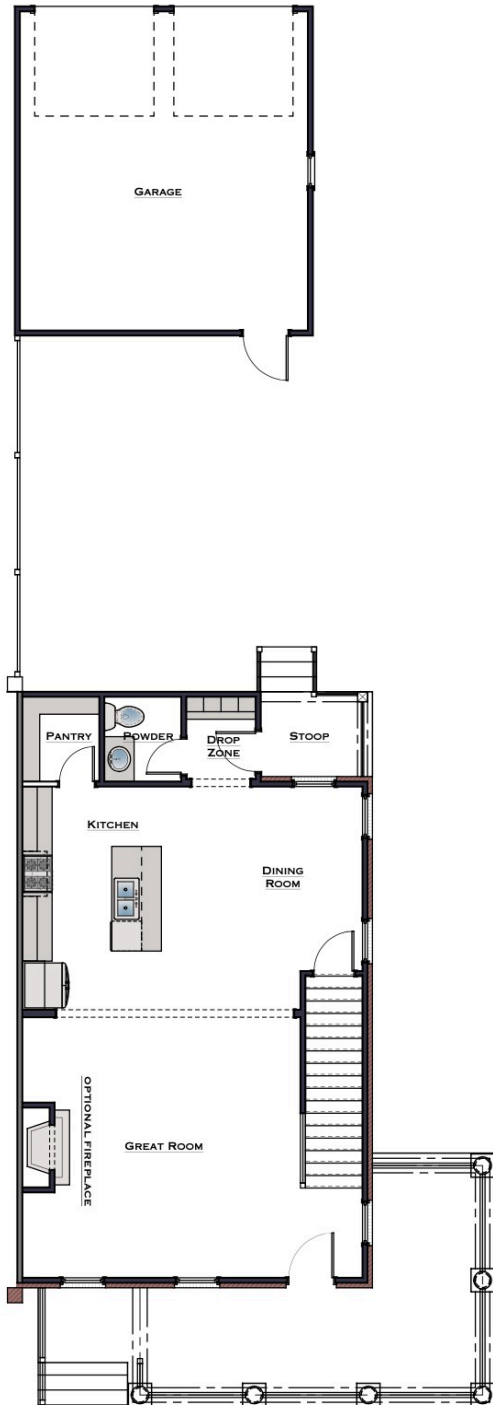
### *Bedrooms*

- All Bedrooms will have ceiling fans

The exterior color schemes for the community have been thoughtfully selected by our Design Team. Scan the QR code to see the designated floor plan and color scheme for each lot.

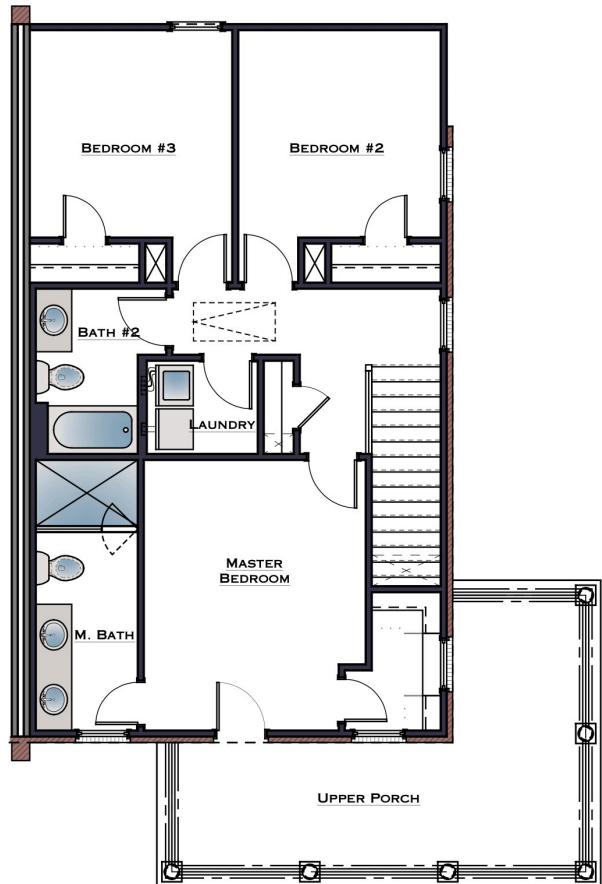


## MAIN LEVEL



Main Level  
894 sqft.

## UPPER LEVEL



Upper Level  
943 sqft.

# THE PRESERVE



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