



## Standard Features Included in Every Eaglepointe Townhome

### Entry

- \* Covered, weather protected entry
- \* Steel, insulated, 4 panel entry door, with side lite
- \* Satin brass entry hardware with deadbolt
- \* Ceramic tile floor in foyer

### Interior Features

- \* Knockdown texture on all drywall surfaces
- \* Custom oversized wood baseboards and casings
- \* Natural gas fireplaces with ceramic tile surrounds
- \* Bedrooms prewired for ceiling fans
- \* Elongated toilets
- \* 4 telephone pre-wires (per plan)
- \* 3 cable TV pre-wires (per plan)
- \* CATV wiring throughout
- \* 6 panel Colonist doors with antique brushed brass hardware
- \* Full finished or unfinished lower levels (per plan)
- \* Ceramic tile countertops in bathrooms and kitchen (selections available per plan)
- \* Rounded corner bead throughout main level
- \* Upgraded carpet throughout
- \* **Decorator package (3 choices) - standard (silver or gold upgrades optional)**
- \* Central air conditioning
- \* Transom windows throughout main level (Ranchers)
- \* Very large lower level storage areas

### Kitchen Features

- \* Aristokraft standard overlay recessed panel 42" upper maple cabinets in 5 standard color choices/ with 3 knob choices
- \* Double bowl 8" deep stainless steel sink with polished chrome B & K faucet with hand sprayer
- \* 30" 4 sealed burner G.E. gas range w/self cleaning oven
- \* Built-in "Quiet Design" G.E. dishwasher
- \* 1.8 CU FT 1100 watt G.E. Spacemaker microwave
- \* 23.1 CU FT G.E. side-by-side refrigerator with ice maker
- \* 1/3 hp G.E. continuous feed disposer
- \* Ceramic tile counter tops with 3 color choices
- \* Ceramic tile flooring (wood flooring optional)

### Construction Quality

- \* 2 X 6 exterior wall construction
- \* Engineered truss systems (floor & roof)
- \* Engineered foundation systems
- \* Low maintenance stucco & stone exterior
- \* Rough-in bath plumbing in all lower levels (per plan)
- \* **2-10 Structural Warranty provided**

### Exterior Features

- \* Low maintenance stucco & stone exterior
- \* 30 Year guarantee composition shingle roof
- \* Beautiful maintenance free landscaped grounds
- \* Complete landscape & lawn sprinkler system
- \* Decks/Patios off main level living area (per plan)
- \* Powder coated metal railings & picket on decks
- \* Patios at lower level walkouts (per plan)
- \* Lighting at garage and front entry
- \* Landscaped entry walkways
- \* Security bolts at exterior doors
- \* Two car fully finished, partially insulated garage with 2 remote garage door openers
- \* Weather proof (GFI protected) electric outlets
- \* Solid vinyl Atrium (Low E) windows with divided grill lites and no maintenance exterior
- \* Covered deck and porch areas (per plan)

### Custom Features

- \* Coffered ceilings in dining rooms
- \* Decorative handrails and open balusters in stairways
- \* Knockdown texture on ceilings & walls
- \* Polished chrome plumbing fixtures throughout
- \* Tile faced gas fireplaces (per plan)
- \* Up-graded no wax vinyl flooring with under layment in laundry room
- \* Stain resistant nylon carpet
- \* 7/16" carpet padding
- \* Ceramic tile tub & shower surrounds (all baths)
- \* 10' ceiling height on main & 9' ceiling heights lower & upper levels (per plan)
- \* Large closets with double hanging closet rods (Ranchers)

### Energy Package

- \* R-38 blown insulation above upper ceiling
- \* R-19 insulation in 2 X 6 exterior walls
- \* Insulated exterior walls in lower level
- \* Double R-13 sound batt insulation in interior party walls
- \* 65 gallon high recovery water heaters
- \* 80% Efficient furnaces

### Home Safety Features

- \* Smoke alarms
- \* GFI protected outlets in bathrooms
- \* Tempered glass patio doors
- \* Front and rear entry door deadbolts (per plan)
- \* Pre-wired for security systems, telephones & TV's



## **GOLD UPGRADE FEATURES**

### **Flooring & Tiles**

- \* Upgraded carpet throughout
- \* Upgraded ceramic tile flooring in kitchen
- \* Upgraded ceramic tile in baths on floors and walls
- \* Natural Granite kitchen counter tops

### **Cabinets**

- \* Woodland Windsor knotty alder raised panel full overlay cabinets in six (6) color choices & choice of square or arched top door

### **G.E. Appliances**

- \* Upgraded stainless steel Profile self cleaning 30" gas range with warming drawer
- \* Upgraded stainless steel Profile built-in dishwasher
- \* 22.7 cu ft side-by-side stainless steel designer Profile refrigerator with water & ice dispenser
- \* 2.0 cu ft stainless steel 1100 watt microwave

### **Plumbing Fixtures**

- \* Choice of white or bisque Briggs lavatories and toilets
- \* Choice of Moen chrome or brushed satin fixtures

### **Electrical Fixtures**

- \* \$400 (builder's cost) dining room ceiling fixture allowance

### **Options**

- \* Oak or Hickory 3", 4", & 5" alternating plank wood kitchen floor
- \* Whirlpool tub
- \* Woodland Windsor cherrywood cabinets in four (4) choices