



# Standard Features

## Phase 5 Sales Release

### **Kitchen**

- Chrome 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  $\frac{1}{2}$  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 (for phone only) & cable in living room

### **Baths**

- Pedestal sinks in all powder bathrooms
- 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 per plans
- 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 and tub/shower surrounds
- Frameless vanity mirrors

### **Bedrooms**

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



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### Laundry Room

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

### Garages per Plans

- Sloping garage floor for drainage
- 1 remote per garage bay
- In-floor heat and thermostat
- Garage walls smooth finish (no texture, no paint)
- Cold water spigot in garage or mechanical room

### Mechanical systems

- In-floor radiant heat throughout with multiple thermostat-controlled zones
- High efficiency, wall hung natural gas boiler
- 40-gallon or 60-gallon (60-gallon when 3 or more full bathrooms) sidearm hot water storage tank

### 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
- Solid insulated 1/2 light front door
- LED lights

### Exterior Features

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

2 Bedroom Townhome	95% AMI - 2 Exterior Surface Spaces 100% AMI - 1 Garage Space and 1 Exterior Space Behind (Tandem)
3 Bedroom Townhome	1 Garage Space and 1 Exterior Space Behind (Tandem)
Single Family/Duplex	2 Garage Spaces and Driveway



## **Standard Features**

### **Phase 5 Sales Release**

#### **ADDITIONAL STANDARD FEATURES – 95% AMI**

Kitchen and Entry Flooring – Vinyl Plank  
Living, Dining, Stair, Bedroom and Closet Flooring - Carpet  
Laundry Flooring, Bathroom Flooring and Tub/Shower Surrounds - Tile  
All Countertops - Laminate  
Black Appliances

#### **ADDITIONAL STANDARD FEATURES – 100-115% AMI**

Kitchen, Living, Dining and Entry Flooring – Vinyl Plank  
Stair, Bedroom and Closet Flooring - Carpet  
Laundry Flooring, Bathroom Flooring and Tub/Shower Surrounds - Tile  
All Countertops – Group 1 Granite  
Black Appliances

#### **ADDITIONAL STANDARD FEATURES – 120% AMI**

Kitchen, Living, Dining and Entry Flooring – Engineered Hardwood  
Stair, Bedroom and Closet Flooring - Carpet  
Laundry Flooring, Bathroom Flooring and Tub/Shower Surrounds - Tile  
All Countertops – Group 1 Granite  
Stainless Steel Appliances