



# STANDARD FEATURES

## THE MEADOWS: FLORENCE

### EXTRAVAGANT INTERIORS...

- Custom twin and tri-plex townhomes in maintenance-free association maintained neighborhood
- Vaulted ceiling in kitchen, dining room & great room
- 9' Ceilings on main level & lower level!
- Knockdown ceilings & rounded drywall corners
- Optional finished walk-out lower level (*per plan*)
- 3 1/4" common red birch wood floors in kitchen/dining
- 2 3/4" maple baseboards; 2 1/4" maple casing
- Solid two-panel arch top interior doors (enameled)
- Carpet allowance of \$25/yard (material & install)
- Spacious walk-in closets & \$1,000 shelving allowance
- \$1,500 light fixture allowance
- Main level laundry, gas hook-up for dryer & sink with laminate countertop with cherry edge
- Two wall paint colors

### DESIGNER KITCHEN...

- Custom cherry cabinets / 42" uppers / raised panel doors
- \$4,000 Appliance allowance; gas hook-ups for cooktop
- Laminate countertops w/ 4-inch backsplash, cherry edge
- Center island with raised snack bar & wood backsplash
- Stainless steel double bowl sink with side sprayer
- Chrome faucets; \$600 hardware allowance
- Garbage disposal
- 3 under cabinet halogen lights

### LAVISH BATHS...

- 5' Soaking tub in master with ceramic tile surround
- Cultured marble countertops and sinks
- Chrome bath faucets and glass shower door
- Fiberglass shower base with ceramic 7' up the walls
- Cherry cabinets in powder bath & master bath

### QUALITY EXTERIOR...

- Anderson Windows
- Vinyl siding & shakes; stone accents
- Raised-panel steel garage door, top row of windows
- 21' x 24' garage; garage door opener with keypad
- Concrete sidewalk, 12'x12' patio & front stoop & stairs
- Large cedar deck / aluminum railings
- 30 year asphalt shingles

### PEACE OF MIND...

- 105 gallon electric water heater
- 92% efficient Bryant furnace w/ humidifier, Bryant central air conditioner, Fantec air-to-air heat exchanger
- Thermomass foundation & spray foam insulation
- 3 phone jacks, 3 TV jacks & pre-wired security system
- 200 amp electrical service
- Double 2x6 common wall detail with 2" airspace gap to guarantee privacy

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MODELS OPEN TUES-SUN (*or by appointment*)

