

Gramercy Farms Townhomes

Included Features

01/28/20

DISTINGUISHING EXTERIORS

Fully-Sodded Homesite with Landscape Package
Irrigation System
Concrete Masonry and Wood Frame Construction
Professionally Designed Exterior Color Schemes
Architectural Shingles with Limited-Lifetime Warranty
Paneled Steel Garage Door
Distinctive Insulated Fiberglass Entry Door (Addl. Doors per plan)
Continuous Vented Vinyl Soffits
Fiber Re-Enforced Concrete Slab, 2500 PSI Rating
Maintenance-Free Aluminum Fascia
2 Hose Bibs, Front and Rear of Home
Covered Lanai
Flo-Crete Finish on Entry

ENERGY-SAVING & ELECTRICAL FEATURES

14 SEER (minimum) Energy-Efficient Heat Pump
Programmable Thermostat
Low E, Double Pane Windows with Tilt-In Sash
Rapid Recovery 50-Gallon (minimum) Hot Water Heater
R-30 Insulation in Living Area Ceilings
R-4.2 FI-Foil Exterior Masonry Walls
R-11 Batts On Frame Walls Between House and Garage
R-11 Foam Injected Wall Block
Telephone Pre-wires (CAT 5 - 2 per plan)
Cable Pre-wires (RG6 - 5 per plan)
Double Switch Ceiling Fan Pre-wires in Family Room,
All Bedrooms, Loft and Lanai (per plan)
Garage Door Opener Pre-wire
Rocker Electrical Switches
Smoke and Carbon Monoxide Alarms
Lighting Fixtures in Baths and Dining Room (per plan)
Sealed LED Recessed Ceiling Lights in Kitchen (per plan)
Dryer Vented to Exterior
Air Conditioning Vents in Walk-In Closets (per plan)

KITCHEN FEATURES

Samsung Stainless Steel Self-Cleaning Smooth-Top Electric Range
Samsung Stainless Steel Over-the-Range Microwave
Samsung Stainless Steel Quiet-Operation Dishwasher
Stainless Steel Sink
Moen Stainless Steel Faucet with Pulldown Sprayer
1/2 HP Garbage Disposal
Birch Wood or Laminate Cabinetry, with Hidden Hinges
Wilsonart Premium Mica Countertops
Vinyl Flooring
Ice Line Plumbing
Convenient Pantry (per plan)

SPECTACULAR INTERIORS

Mohawk Plush Wall-to-Wall Carpeting
7/16" 6# Carpet Pad
Vinyl Flooring in Wet Areas
Knockdown Textured Walls and Ceiling
Interior Paint, 2-Tone with White Ceiling
Painted Colonial Wood Trim
White Window Frames with Clear Glass and Screens
Marble Window Sills
6-Panel Doors
Kwikset Brushed Chrome Finish Door Handles
Utility Room with Washer and Dryer Connections (per plan)

BATHROOM FEATURES

Ceramic Wall Tile in Bath and Shower Areas
Vinyl Flooring
Wilsonart Premium Mica Countertops
Birch Wood or Laminate Cabinetry, with Hidden Hinges
Moen WaterSense 2-Handle Chrome Faucets on All Sinks
Moen Chrome Faucets on All Tubs and Showers
Decorative Light Fixtures Over all Vanities
Full-Sized Mirrors Over All Vanities
Medicine Cabinet in Full Baths (per plan)
Sterling Durable White Vikrell Tub in Secondary Baths (per plan)
Elongated Commodes Throughout
Free Slide Ventilated Closet Shelving

SECURITY & SERVICE FEATURES

Kwikset Deadbolt on Entry Door (Addl. Doors per plan)
Peephole on Entry Door
Taexx Built-In Pest Control System
Anti-Termite Treatment
Preferred Lender and Title Companies for Convenience and
Customer Satisfaction

WARRANTY SATISFACTION

One-Year Builders Limited Warranty
2-10 Home Buyers New Home Warranty
Customer Satisfaction Survey



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New Homes Designed for Your Life



1 14 SEER Heat Pump with Programmable Thermostat:

Energy efficient equipment plus the convenience and money savings of programming when your A/C and heat turn on

2 Low-E Double-Pane Windows:

Reduces heat radiating into your home & the tilt-in sash makes cleaning the glass a breeze

3 R-30 Ceiling & R-11 Foam Block Insulation:

Provides a barrier against heat entering your home, lowering energy bills

4 LED Recessed Lighting (kitchen and foyer):

Bulbs use just 10W (65W equivalent), providing up to 75% energy savings. Emit little heat and provide bright and evenly distributed lighting.

5 50-gallon Rapid-Recovery Water Heater:

Shower and run the wash at the same time! Heats water faster using less energy than a larger volume tank.

6 Ceramic Tiled Shower:

Durable, quality craftsmanship

7 Dual Vanity Master Bath:

Extra elbow room & storage space

8 Decorative Vanity Lighting:

Style and class for your bath

9 Samsung Appliances:

Sleek stainless steel 5-burner smooth-top range, microwave with fan, and ENERGY STAR® quiet operation dishwasher

10 TAEXX Built-in Pest Control:

Eliminates pests before they get inside! Convenient servicing is done from the exterior of your home. No chemicals sprayed on inside surfaces, for your health.

11 Architectural Shingles:

Durable, wind resistant and visually pleasing, plus covered by a limited-lifetime warranty

12 2-10 Home Buyers Warranty:

For your peace of mind, your new home is protected by the nation's leading home warranty company providing 2-years of mechanical systems coverage and 10-years of structural warranty protection.

13 Two-Tone Interior Paint:

Neutral walls with a classic white ceiling

14 Birch Wood or Laminate Cabinets with Hardware:

Recessed panel doors in on-trend finishes. Solid wood face frames, hidden hinges, and decorative knobs/pulls.

15 Premium Mica Countertops:

Enhanced design and technology make these countertops outperform in both style and durability

Plus: Professionally designed interior and exterior color palettes

*Included features and specifications are subject to change without notice. See your Community Sales Manager for details. #CBC060256

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