



## Townhomes

**\$344,900** Inside Units

**\$364,900** Outside Units

### Landscaping

- Landscaped Yard Including Sod, Sprinklers, Concrete Edging, Rock, Boulders, Shrubs and Trees.

### Plumbing

- Delta Brushed Nickel Fixtures
- Toto Elongated ADA Height Toilets
- White Bathbay, Shower, Whirlpool Tub and Sinks
- Elkay E-Granite Mocha Undermount Kitchen Sink
- Westinghouse 100 Gallon Electric Water Heater with Recirculation Pump

### HVAC

- Bryant 96% Efficient 60,000 BTU 2-Stage Variable Speed Furnace
- Bryant 13 SEER 2½ Ton Air Conditioner
- Air Bear High Efficiency Air Filter
- 5kw Electric Garage Heater
- Honeywell Programmable Wi-Fi Thermostats
- Aprilaire Central Humidifier
- Main Floor and Upper Level Zoning

### Electrical

- 200 Amp Service
- Recessed Lighting Throughout
- Master Bedroom and Family Room Ceiling Fans
- Cat 5 Wire Phone and Data Lines
- Kitchen Under Cabinet Lighting
- Decorative Lighting. **Allowance \$3,000**

### Framing & Insulation

- 9' Main Floor Wall height
- Engineered Floor Trusses and Energy Heel Roof Trusses
- Trayed Upper Level Family Room Ceiling
- Heated Garage Finished with Hot & Cold Water and Floor Drains
- All Exterior Walls are 2x6 Construction.
- Walls R-19, Rim Joists R-11, House Ceiling R-50, Garage Ceiling R-38
- Laundry Room, Bathrooms and Mechanical Room Walls Insulated with R-11 for Sound

### Exterior

- James Hardie Fiber Cement Siding
- Certaineed Landmark Architectural Shingles
- ZipSystem Exterior Sheathing
- Anderson 400 Series Windows with LowE4 Glass and Vinyl Wrapped Maintenance-Free Jams
- Insulated Midland Garage Doors
- Exterior Flatwork with Integrated Rebar

### Millwork

- Solid White 2-Panel Square Doors with Hollow Core Closet Doors
- White 3 ½" Casing and 4 ¼" Baseboard
- Alder Railing with 4" Newel Posts and Metal Railing
- White Primewrap Shelving
- Brushed Nickel Lever Handles and Hardware

### Interior

- Custom Clear Alder Cabinetry with Soft Close Doors and Drawers. **Allowance \$17,500**
- Granite Countertops for Kitchen and Master Bath. **Allowance \$4,750**
- Custom Master Bath Mirror. **Allowance \$1,250**
- Stainless Steel Whirlpool Gold Appliance Package with Gas Double Oven Range, Microwave, French Drawer Fridge with Bottom Mount Freezer and Dishwasher. **Allowance \$4,000**
- Knockdown Texture and Chamfered Corners
- Napoleon 42" Natural Gas Fireplace with Stone Surround Mantle and Hearth.

### Flooring & Tile

- Base Flooring Consists of Vinyl Plank, Engineered Hardwood, Carpet and Vinyl Tile. **Allowance \$7,500**
- Custom Tile Backsplashes in Kitchen and Master Bath. **Allowance \$1,000**

Built by



701-220-1821 chad@k-lhomes.com

**HERITAGEDEVELOPMENT.COM**