

# URBAN SQUARE

— AT SOUTH LAWN —

## STANDARD FEATURES

### EXTERIOR CONSTRUCTION

Covered metal canopy over front entry  
10' x 14'5" covered porch + 10' x 5'10" grilling deck  
Rear-entry two-car garage  
3-Sided brick buildings w/cement siding on rear sides  
TPO (Flat Roofs) by CertainTeed with 20 year warranty  
Professionally landscaped yards w/sod on 4 sides  
Brick Jack Arches and Brick Solider Details

### ENERGY SAVING FEATURES

Low E maintenance free vinyl windows in bronze w/grills on all sides  
Insulation: 6" Cell Foam Ceiling, R-13 wall (Higher than required code)  
Dual 14-seer HVAC systems—Trane with Gas Heat  
Two programmable thermostats  
Low flow elongated toilets  
Stainless steel ENERGY STAR appliances  
50 gallon Rheem high efficiency electric water heater

### BATHROOM DETAILS

Delta Peerless Chrome fixtures—8" spread faucets  
Tile shower surround and tile shower floor in master bath  
Frameless shower enclosure in master bath  
6' Fiberglass rectangular soaking tub in master with tile surround  
Four piece Kohler Sterling fiberglass tub/shower in secondary baths  
Cultured marble raised 34 1/2" vanity tops in all baths w/square sinks  
Gerber Allerton pedestal sink in main level half bath

### ELECTRICAL FEATURES

200 main panel box  
Satin nickel lighting package  
Pre-wired HDMI entertainment above fireplace & master  
Decora (Rocker) Light Switches  
Ceiling fan w/light kit in master, family & covered porch (per plan)  
Pre-wired for ceiling fans in all bedrooms and rec room (per plan)  
Pre-wired for cable in bedrooms and family room (RG-6)  
Pre-wired for security system  
Recessed can lighting in kitchen & master shower  
Garage door opener installed

### NEIGHBORHOOD AMENITIES

Underground Utilities & Sidewalks  
Secured mailboxes

### INTERIOR APPOINTMENTS

Smooth 9' ceilings on all levels  
36" ventless fireplace with marble surround and gas logs  
Optional built-in bookcases (per plan)  
Optional lockers in mud area (per plan)

### GOURMET KITCHENS

Custom painted solid wood cabinets to ceiling  
Custom Chastain hood over cooktop vented to outside  
Soft close drawers  
Granite counter tops (7 colors to choose from)  
Single bowl under mount stainless steel sink with garbage disposal  
3x6 Subway tile back splash - installed in brick lay  
Stainless steel Whirlpool 5-burner gas cook top, wall oven, built-in microwave and dishwasher  
8-9 ft gourmet islands w/breakfast bars featuring furniture legs  
Pull-out trash cabinet

### CUSTOM TRIM

5" Crown molding in foyer, great room, formal dining room, kitchen and master suite  
5 1/4" baseboards on main level, upper hall and master suite  
3 1/4" baseboards in all secondary bedrooms and baths  
Egg Shaped Satin nickel door knobs  
Open rail staircase with Zibbe iron railings  
Two-panel smooth finish doors

### FLOORING FEATURES

Mohawk RevWood Laminate—basement hall, main level, laundry room and secondary bathrooms  
Carpet—bedrooms, rec rooms and stairs  
Tile—master bath- installed in brick lay design

### PAINT

Quality Sherwin Williams Paints  
Interior Walls—SW7009 Pearly White  
Interior Ceilings—SW7009 Pearly White  
Interior Trim—SW7009 Pearly White  
Custom Cabinets—SW7009 Pearly White

### WARRANTY

1 Year Builder and 2-10 Frontline Structural Warranty

WALKER  
ANDERS 

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