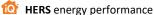


Included Town Home Features with LIVING



Low-E single hung windows that exceed ENERGY STAR® requirements

Knauf EcoBatt® thermo & acoustical insulation

to Energy saving LED comfort lighting

Pre-wired for Stage two EV charging station

TYPAR® high performance moisture and mold resistant house wrap

Solarbord® radiant attic cooling roof sheathing

Sherwin Williams® low-VOC paints
Lennox®15 SEER dual zone gas heating
& cooling with Wi-Fi digital thermostats

MERV 8 air filtration system

Rheem® Pro quick recovery 50g electric water heater

Overhead Door® garage door with remote automatic opener

2-10 Home Buyers Warranty® 2 Years Ltd. Mechanical & 10 Years Ltd. Structural, Insured!

Inside the Home

Smooth finished ceilings with 9' height on main living floor $4\,\%$ " floor base

Shaw® floorte™ LVP flooring in entry & first floor stairs
Shaw® R2X™ premium stain & soil resistance carpet with 6lb.
pad, per plan

Sherwin Williams® flat wall paint and semi-gloss trim Super-slide ventilated wire closet shelving system CAT5 data pre-wired in living room & bonus room 200-amp electric service & technology panel Smoke detectors with battery back-ups Designer brushed nickel interior door hardware LED Disc lights in hallways and bedrooms Elegant entry heavy-duty deadbolt with door lever Therma Tru - Smooth-Star® insulated entry door Primed finished garage interior Automatic garage door opener with (2) remotes

Outside the Home

GAF® 25-Year roof shingle and ridge ventilation
Synthetic roof underlayment
Single hung vinyl bottom tilt-out windows
Seamless gutters and downspouts
(2) exterior GFCI outlets & (2) hose faucets
R-10 insulated monolithic slab foundation
Rear patio & balcony per plan
Fully landscaped and auto-irrigated yard
16" on center wall framing with precision engineered roof and floor truss systems
12" roof overhangs

Kitchen, Baths & Laundry

Flush LED disc lights in kitchen

GE® stainless steel gas range, 3-cycle front control dishwasher and 1,000-watt microwave

Recessed icemaker water line connection

Marsh® Elements 42" kitchen cabinets with soft-close doors

2.5cm quartz kitchen countertops with full basin stainless steel undermount sink

Single lever chrome pull-out kitchen faucet

Moen® 1/3 hp switch operated sink disposal

Executive height bath vanities with white quartz tops

White undermount sinks, chrome faucets & large full view mirrors

Powder room with pedestal sink and rectangle mirror **Shaw® floorte™** LVP flooring in kitchen & dining area

Shaw® OptiClean™ resilient flooring in baths & laundry Electric dryer connections

Oasis Legacy 60" full walk-in shower in Owner's bath w/ chrome curtain rod

Oasis VURSA 60" tub/shower combo in Guest bath w/ chrome curtain rod

Elongated toilets and water saving fixtures

The Community & Builder

Cothran Homes builder quality from the very start Professionally managed homeowner's association with value protective covenants

Guided pre-settlement demonstration with our field experts 1-year express workmanship and 2-year component assembly ltd. warranties with 10-year structural insurance

11th month expansion courtesy touch-up

Planned recreational area

Dedicated toll-free warranty request number

These are some of the included home features and are subject to availability and substitution at the Seller's sole discretion. For a complete list, including options and enhancements, contact your new home sales specialist for this community. As of 5/2025 AK



COTHRAN HOMES

