



# East Beach

## The McKee - Townhomes

## Included Features

### Exterior Detailing and Custom Features

- Cementitious Siding
- Weather resistant accents on front and side elevations (per plan)
- Weather resistant cornice and vented vinyl soffit
- 30 year Architectural roof shingles
- Standing seam metal roof (per plan)
- Radiant barrier Techshield roof sheathing over heated areas
- Gutters and downspouts (per plan)
- Coastal Exterior Lighting
- Custom front door with Decorative handle set
- Vinyl double hung thermal Low E glass tilt-in windows with screens
- 1 Exterior weatherproof electrical receptacles
- 1 Exterior water faucets
- Decorative Insulated Garage door with opener

### Interior Touches Inside Your Home

- 10' Ceilings, First and Second Floor
- 9' Ceilings on Third Floor and Fourth Floor
- Elegant Smooth finish walls and ceilings
- Choice of Designer Interior doors
- Trim Package 6" Base Molding, all windows cased 1x4" Cove Crown in Kitchen, Dining Room, Great Room, 1st Floor Hall, and Vestibule
- Brushed nickel lever door handles
- Garage finished with drywall and paint
- Three garage receptacles
- Interior paint - Flat on walls and ceilings. Bright White, semi-gloss on trim and doors. Choice of wall and ceiling color from builder's collection
- Premium wood shelving in all closets and Pantry.
- Hardwood on stairs from 1st to 2nd and 2nd to 3rd. Carpet on stairs 3rd to 4th
- LVP or Wood flooring in Foyer, First Floor Hall, Kitchen, Dining, Powder Room, and Great Room
- LVT Flooring In Laundry
- Stain Resistant Carpet in balance of floor space - upgraded 8 lb pad
- Decorative Rocker electrical switches
- Multi-port wiring package to include 5 advanced outlets with central distribution
- Pre-wire for ceiling fans in great room and primary bedroom
- Recessed lighting
- Designer brushed nickel light fixtures
- Insulation sealant package all penetrations
- Zoned HVAC with a programmable thermostat all levels
- Tankless On -Demand water heater
- Blown Insulation in Attic

### Kitchen Features

- 42" upper kitchen cabinets with crown molding
- Cabinet hardware on doors and drawers
- Trashcan pullout
- Soft close cabinet doors and drawers
- Level 1 Quartz or Granite kitchen countertops
- Under-mount single bowl stainless steel sink
- Pull out spray faucet in brushed nickel finish
- Icemaker water supply
- Stainless Steel Appliance package: slide in induction range, microwave drawer, wood hood with vent, dishwasher

### Exceptional Primary Bath Details

- Comfort height vanities
- Granite countertops
- Brushed Nickel faucets and tub fixtures
- Level 1 Ceramic full tile shower with frameless shower door in choice of 4 color finishes
- Level 1 Tile flooring
- Elongated toilets

### Secondary Baths Include

- Comfort height vanities
- Granite countertops
- Brushed Nickel faucets and tub fixtures
- Easy maintenance fiberglass tub/shower inserts
- Level 1 Tile flooring
- Elongated toilets

### Quality Assurance and Warranty

- Pre-drywall walk through
- Pre-settlement orientation
- Complete In-house Warranty and customer Service Department
- 60 Day AND 11- month post-closing follow-up
- 10-year QBW Limited warranty
- Quality Builders Warranty SOS Home Warranty Program
- Termite Treatment Package



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