



*Yes, It's Included!*

## Townhomes Specifications for **THE HEIGHTS AT TOWN MADISON**

### Welcoming Exterior

- Exceptionally designed exteriors with rich and inviting details
- Fully sodded yard
- Professionally designed landscaping package
- Insulated exterior front doors with glass insert (per plan)
- All exterior concrete to be broom finished
- Weatherproof exterior GFCI electrical outlets (per plan)
- Concrete patio (per plan)
- Rear porch (available on selected plans)
- 30-year dimensional shingles with limited warranty
- Two-car garage with carriage-style doors with remote openers (per plan)
- Simulated divided light windows on the street elevation of the home
- Privacy fence & sidewalk fence (where applicable)

### Inviting Interior

- Engineered hardwood flooring in foyer, powder room, kitchen, breakfast area, dining room, family room, and first floor hallways
- 9-foot ceilings
- Main staircase with stained oak treads, painted risers, metal spindles, stained handrail and newel post
- Generous amount of one-piece crown molding (locations vary per plan)
- Wainscoting in dining room
- 5 1/4" baseboard throughout
- 3 1/4" casings on all doors
- Smooth finish drywall ceilings
- Solid shelving in Master closet, pantry, master linen closet (if applicable)
- Ceramic tile flooring in the utility room and a ventilated shelf over washer and dryer hook-ups
- Ceiling fan with light in great room, bonus room and master suite, and secondary bedrooms
- Level 2 carpeting with 6 lb. padding
- High quality Sherwin-Williams® interior and exterior paint
- One (1) flat wall color, flat white ceiling color and one (1) semigloss trim color. All colors must be selected from our standard approved Sherwin-Williams® colors.
- Door hardware, bath hardware, and lighting fixtures in choice of brushed nickel finish or oil-rubbed bronze finish

### Elegant Owner's Suite

- 1-piece crown molding around perimeter of the room
- Ceiling fan with light fixture
- Large 60" soaking tub with ceramic tile in master bath (per plan)
- Separate shower with ceramic tile shower pan, ceramic tile walls, and clear glass shower enclosure (per plan)
- Delta® Ashlyn bathroom fixtures in choice of brushed nickel finish or oil-rubbed bronze finish
- Delta® pressure-balance valves on bath tub and shower
- Elongated toilet in master bath
- Level 1 ceramic tile flooring laid in a brick joint pattern in owner's bath
- 36" tall vanities in owner's bath with granite counter tops and framed mirror

### Secondary Bathrooms

- Level 1 Delta® Ashlyn bathroom fixtures in choice of brushed nickel finish or oil-rubbed bronze finish
- Elongated toilets
- Low-maintenance fiberglass tub/showers
- Delta® pressure-balance valves on all tub/showers
- 30" tall vanities with granite countertops

### Gourmet Kitchen

- Professionally designed kitchen with recessed lighting, ample cabinet space, island, and pantry (per plan)
- Granite countertops in kitchen
- Level 1 ceramic tile backsplash
- Stainless steel Whirlpool® appliance package (electric)
- 42" upper cabinets with stacked crown and light rail trim
- Select from a variety of cabinets styles and colors
- Undermount stainless steel sink with choice of equal or offset bowl
- Delta® Leland single-handle pull-out style kitchen faucet in choice of brushed nickel finish or oil-rubbed bronze
- High capacity 1/3 horsepower garbage disposal
- Icemaker connection for refrigerator (refrigerator not included)

### Electrical

- Pre-wired for CAT 6E/cable jacks in the bedrooms, great room, bonus room, and loft per plan
- Select lighting packages available

### Energy Saving Features

- Concrete foundation standard
- R-44 blown fiberglass ceiling insulation
- R-13 wall insulation in exterior walls
- Professionally designed HVAC system with 15 SEER equipment
- Low-E single hung windows
- LED bulbs installed in non-recessed and exterior fixtures
- Energy-efficient LED slim mount lights
- Third-party Energy Inspections

### Warranty

- One-year Builder Warranty
- Homes must pass Regent Homes Quality Control Procedures

### Optional Features

- Ask our Sales Representative for available options



Buyer's Signature \_\_\_\_\_ Date \_\_\_\_\_

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