















Reidville Townhomes

Included Home Features with **LIVING iQ**

-  **HERS** energy performance
-  Low-E single hung windows that exceed **ENERGY STAR**® requirements
-  **Knauf EcoBatt**® thermo & acoustical insulation
-  **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!
-  Live video **Wi-Fi doorbell**

Inside the Home

9' smooth ceilings on 1st floor
4 ¼" floor base & crown molding foyer trim, per plan
Shaw® **OptiClean**™ resilient flooring in foyer entry
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
Insulated pull-down attic storage stairs
LED Disc lights in hallways and bedrooms
Elegant heavy-duty deadbolt entry handle set
Therma Tru - ® 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
Single hung vinyl bottom tilt-out windows
Front porch and rear patio, per plan
Seamless gutters and downspouts
(2) exterior GFCI outlets & (2) hose faucets
Engineered concrete foundation
Fully landscaped and auto-irrigated yard
Privacy fence between attached homes, per plan
Exterior LED security lighting
16" on center wall framing with precision engineered roof and floor truss systems

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
Granite 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, single lever chrome faucets & large flat mirrors
Powder room with pedestal sink and flat mirror
Shaw® **OptiClean**™ resilient flooring in kitchen, baths & laundry
Electric dryer connections
Decorative **Acrylx**® 60" full walk-in shower in Owner's bath w/ chrome curtain rod – plan specific
Decorative **Acrylx**® 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
Community recreational amenities
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

CothranHomes.com 864.318.9349


COTHRAN HOMES



Cothran Homes is continually improving our products and reserves the right to change floor plans, features, specifications and price without notice. Please confirm with your sales representative.