

The Summit at RIVER RUN

Townhomes

DISTINCTIVE INTERIORS

- Generous designer allowance
- Exquisite trim package which includes:
-two piece 5" crown moulding in foyer, family, dining room, powder room, kitchen and breakfast room, 5" crown moulding owner suite tray ceiling, -5 1/4" base moulding on main level
-Howe casing on main level; Colonial "445" casing on terrace level and upper level
- Soaring foyer
- Hardwood flooring in kitchen, foyer, front stairs, powder room and lower level mudroom
- Plush wall-to-wall level 2 carpeting
- Choice of two interior smooth-panel door styles
- 42" direct vent fireplace with granite surround with custom mantel
- Smart tube installed above the family room fireplace with electrical outlet
- Rough-in electric and bracing for future fans at all bedrooms, study/office and family room
- (3) "Cat-5" phone locations
- (4) "RG-6" cable locations
- Two-tone trim & wall paints in your choice of designer selections
- Callan® satin nickel door hardware
- *Owner's suite with raised ceilings*
- Main level floor heights are 10' and terrace and upper level are 9'.
- Gorgeous vinyl flooring in laundry and secondary baths

GOURMET KITCHENS

- Luxury 42" stained cabinets with crown moulding
- Granite countertops
- Whirlpool stainless steel appliances
- Ice-maker hookup for refrigerator
- 50/50 stainless steel double-bowl undermount sink with Moen® faucet
- Ceramic tile backsplash
- Oversized island
- Recessed can lighting (per plan)

LUXURIOUS SPA BATHS

- Dual raised stained vanities in owner's suite (per plan)
- Level I Granite vanity tops in owner's suite
- *Cultured marble countertops in secondary baths*
- Glass & chrome enclosed shower in owner's suite
- 12 X 12 ceramic tile floors and 6x6 shower surrounds in owner's suite.
- Moen® chrome plumbing fixtures in all baths
- Upgraded Sterling® elongated water closets

ENERGY-ENGINEERED FEATURES

- 14 S.E.E.R. electric heating/cooling system
- Programmable thermostat for each heating/cooling system on 1st and 2nd floors
- 50-gallon electric water heater
- Insulated exterior doors
- Energy-Star® thermal-pane wood Low E windows with tilt-out sashes
- Exterior caulking around all doors & windows
- R-30 blown insulated ceilings; R-13 in walls; R-30 in vaults and finished space over garages
- Full OSB sheathing or house wrap
- Sealed openings for pipes and wiring to prevent air infiltration
- Ridge vents (attic ventilation)

AUTHENTIC EXTERIORS

- 2 Car garages with additional storage
- Architecturally controlled, professionally designed exteriors with varied materials
- Metal carriage-style garage door with automatic door opener
- Concrete-finished driveway
- Hardie-soffit overhangs
- Shingle eyebrows returns
- *Landmark® 30 yr roof shingles*
- Wood-grained FiberClassic® front entry door
- Single-cylinder deadbolts on exterior doors
- Professionally designed landscaping with sod on side and rear yards (rear to approx. 20 ft. from house)
- Private deck on rear of home
- Two exterior hose bibs

QUALITY CONSTRUCTION

- Six scheduled meetings with Project Manager:
-Pre-Construction Conference (PCC)
-Pre-Drywall Orientation (PDO)
-Pre-Settlement Orientation (PSO)
-Final Sign Off (FSO)
-Post-Closing Review (PCR)
-Final Warranty Review (FWR)
- One-year limited warranty program
- Ten-year structural warranty
- Foundation and framing inspections by an independent structural engineer
- Engineered floor systems
- Durock behind tiled surfaces in wet areas
- Mold-resistance treatment in lower level
- Termite treatment

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The Builder Who Listens