

LAUREL RIDGE TOWNHOME FEATURES



COMFORTABLE MAINTENANCE FREE LIVING

- Each Laurel Ridge home is a townhouse style (no units above or below).
- Attached one or two car garage.
- Covered entry porches.
- James Hardie “Hardieplank” clapboard siding.
- James Hardie composite exterior trim.
- GAF Timberline’s 30 Year warranty architectural style asphalt shingles.
- Anderson windows with energy efficient double glazed insulated glass, and screens.
- HVAC systems feature HEIL’S two zone high-efficiency propane gas furnaces and central A/C.
- Individual fire suppression sprinkler systems.
- Concrete patio.
- Extensive site landscaping.
- Separate metering for water, electric, and gas.
- Gas heating, cooking and optional fireplace and optional BBQ.
- THERMA-TRU fully insulated fiberglass entry doors with frosted ½ lite panels.
- EMTEK thumb latch entry hardware in oil bronze finish.

QUALITY CONSTRUCTION SPECIFICATION FEATURES

- 2” x 6” Exterior wall framing.
- Quality engineered wood structural components.
- Advantec’s ZIP System sheathing (siding).
- 12” Concrete foundation walls.
- Red brick veneer on front and side foundation elevations.
- R-38 Roof insulation.
- R-19 Side wall insulation.
- CLOPAY Insulated pre-finished steel garage door (includes remote opener).

KITCHENS & BATHS

- FRIGIDAIRE’S GALLERY stainless steel appliances.
- Granite kitchen counters.
- Granite/Marble bathroom vanity tops.
- Kohler bathroom fixtures.
- Undermount sinks.
- WOLF Kitchen cabinets (OMEGA Cabinetry- Upgrade available).
- Recessed ceiling lighting.
- Under cabinet counter lighting.
- Ceramic tiled bathroom floors and shower walls.

QUALITY INTERIOR FINISHES

- 1 ¾” Two panel interior doors with brushed nickel SCHLAGE hardware.
- 3 ¼” Oak hardwood flooring (choice of finish) in most 1st floor areas.
- Oak stairs and bannisters with painted poplar risers and balusters.
- 5/8” sheetrock walls and ceilings with two (2) finished coats of Benjamin Moore off-white.
- MOHAWK or SHAW wall-to-wall carpeting throughout 2nd floor bedrooms and halls.
- Separate laundry with all plumbing, washer overflow tray, and full venting for Dryers.
- OPTIONAL Gas fireplaces (direct vent) with stone hearth and surround.
- 9’ First Floor ceiling heights.
- Prewired for phone/internet/cable in all bedrooms, living rooms and family rooms.
- OPTIONAL crown molding.
- PROGRESS LIGHTING fixtures.

The Sponsor reserves the right to substitute brand, make, and models that are comparable in quality.

