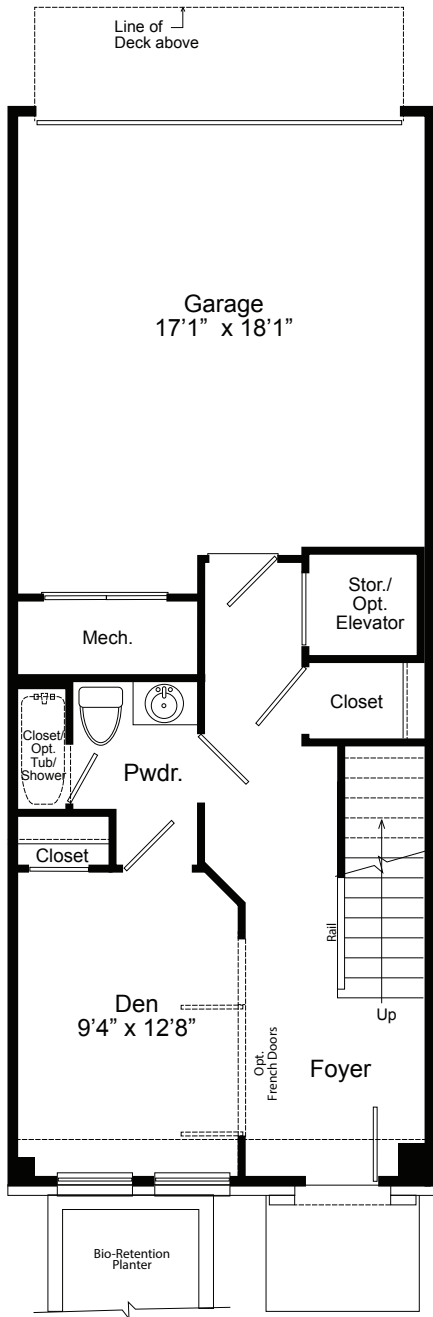
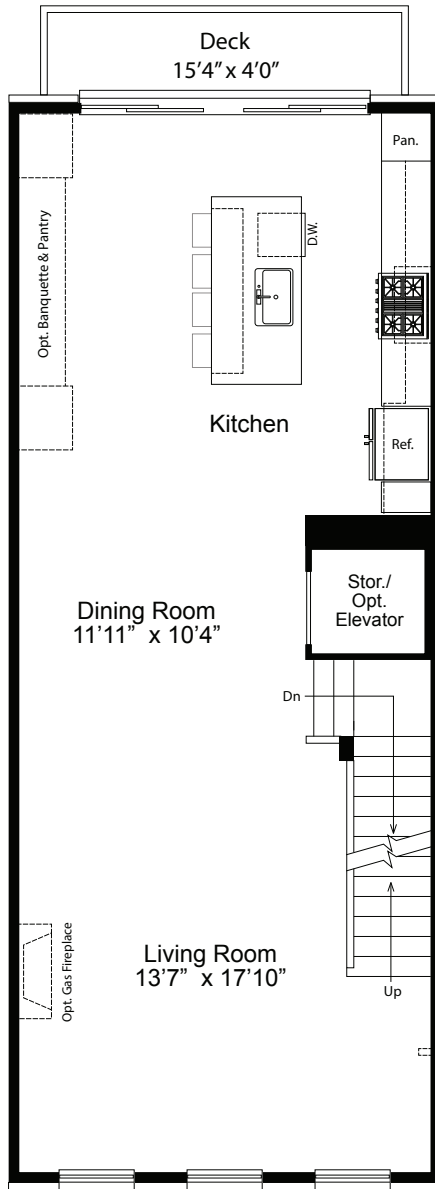




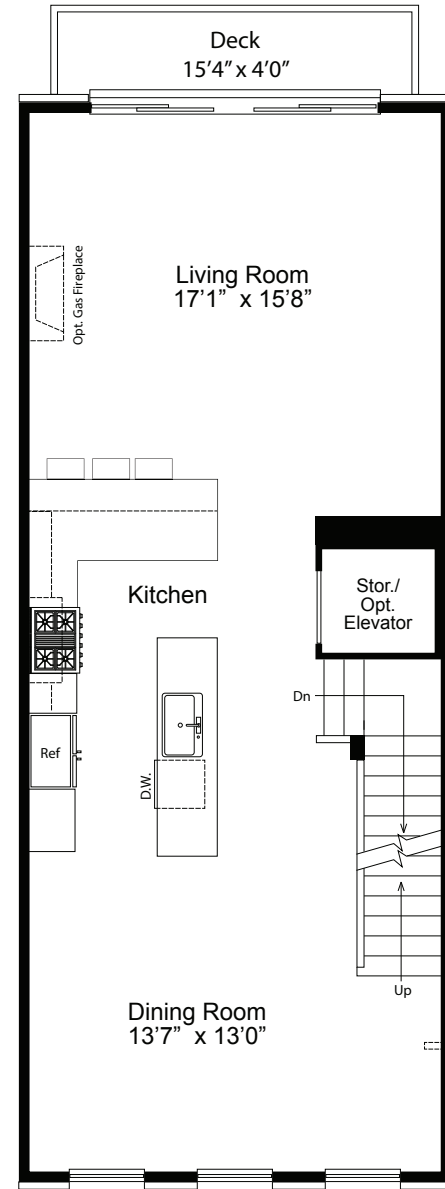
# *The Braeburn*



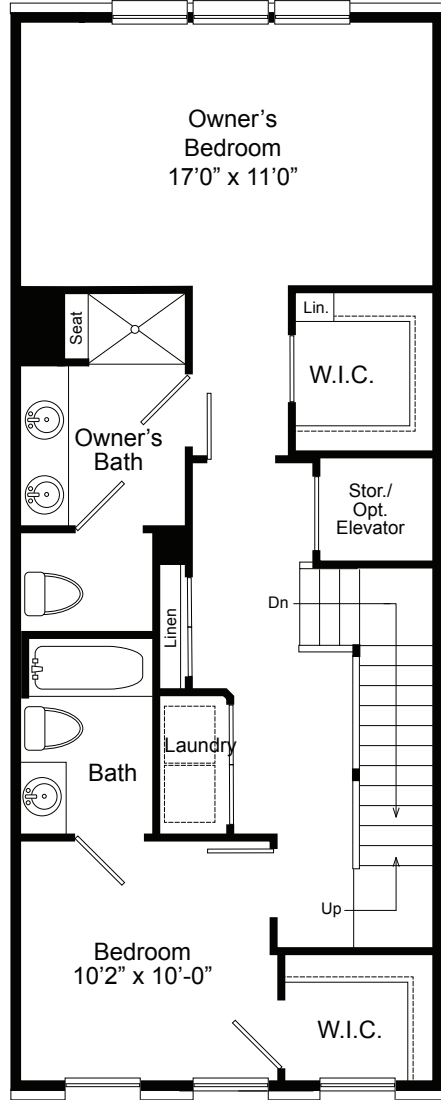
Entry Level



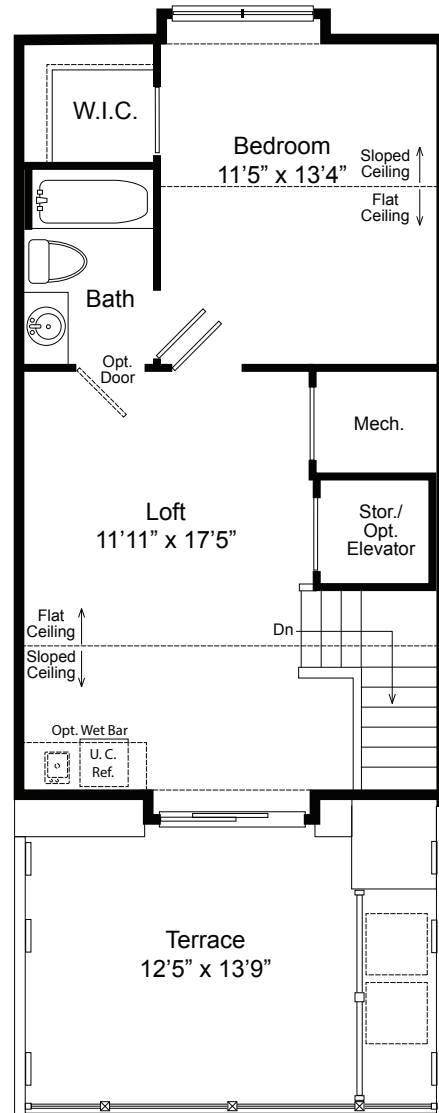
Main Level



Alternate Main Level



Upper Level



Loft/Terrace Level

# Features & Finishes

## Distinctive Exteriors

- Coordinated Color Schemes and Architectural Elevations
- Brick front, side and rear elevations
- Main Level deck
- Roof terrace with outdoor living area
- Two Car Garage with opener, keypad, and remotes
- Electrical outlets, front and rear including deck and roof terrace
- Exterior hose bibs at the front, garage and roof terrace
- Distinctive paver driveways and alleys
- Accent lighting at front entrance, garage and roof terrace

## Elegant Interiors

- Four finished levels, all with 9' ceiling height
- All homes designed for elevators
- Loft level living space with 3rd bedroom and full bath
- 5" Hickory hardwood flooring on Entry and Main levels
- Oak Stairs on Entry and Main levels
- Crown Molding in foyer, den, living room and dining room

- 5 ¼" baseboard trim
- 3 ¼" door casing with plinth blocks
- Two panel semi-solid interior doors with chrome hinges
- Two tone paint package with McCormick Latex Supreme paint
- Laundry Room with ceramic tile floor and washer and dryer connections
- Generous LED recessed lighting plan

## Designer Kitchens

- Stainless steel appliance package including
  - Energy Star French door refrigerator
  - Gas cooktop with exterior vented exhaust
  - Wall oven with microwave\*
  - Energy Star dishwasher
- Quartz countertops
- Available Built-in pantry
- 42" full overlay frameless painted kitchen cabinets
- Ceramic backsplash
- Under cabinet lighting
- Kohler stainless kitchen faucet
- Undermount stainless steel single bowl sink

## Bathroom Design

- 12"x 24" Full height ceramic tile in Owner's Bath
  - 10"x 14" Full height ceramic tile in secondary baths
  - Quartz countertops in all baths
  - Frameless glass shower enclosure in Owner's Bath
  - Wall mounted and rain showers in Owner's Bath
  - Kohler Forte polished chrome faucets in baths
  - Pedestal sink in powder room; Porcelain undermount sinks in all other baths
  - Kohler elongated toilets in all baths
- ## Energy Efficient/Smart Home Features
- Energy Star rated construction
  - Tankless hot water heater
  - Honeywell Smart thermostat
  - Kwikset Smart front door lock
  - USB ports (3) in Kitchen and Owner's Bedroom
  - Energy efficient windows with Low-E glass and noise reduction features

- Dual zone heating and cooling system featuring gas on entry and main levels and heat pump on upper level and loft
- Passive radon system
- Air seal package
- Home Wiring System with enhanced Cat-6 feed (5 pre-wires)
- Home Security System with entry door monitors and keypad
- Smoke and carbon monoxide detectors with battery back-ups
- Fire suppression system

## Home Warranty Features

- Pre-Drywall Homeowner Orientation (If Applicable)
- Pre-Settlement Homeowner Orientation
- Comprehensive Homeowner's Manual
- 60 Day Post Settlement Customer Adjustment
- Professional Warranty Corporation ten-year home warranty

\* Except Dellwood model with a gas range/oven and separate microwave



## THE TOWNES AT GROSVENOR PLACE

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