

# Townhouse Collection

## INCLUDED FEATURES



## Exterior

- Two-car garage with asphalt driveway
- Alside® designer solid color vinyl siding with stone (per elevation)
- Low-maintenance, architecturally detailed exteriors
- 30 year warranted GAF roofing with ice and water shield
- Seamless aluminum gutters and leaders
- Outside weather resistant electrical outlet front/rear
- Frost-free hose bibs at garage/rear
- Insulated raised panel entry door with weather stripping, adjustable threshold and keyless-entry deadbolt smart lock compatible with the smart home touchscreen hub
- Low-maintenance raised panel aluminum garage doors with top windows
- Exterior lights at garage, front porch, and rear patio. Smart switches compatible with the smart home touchscreen hub for garage and front door.
- Concrete pathway to front door
- Sodded yards with sprinkler system

## Interior

- Spacious, open floor plans with 9' ceilings on the first and second floors
- Full basement with option to finish
- Progress® designer brushed nickel light fixture in dining areas (per plan)
- Mannington® Restoration wide plank laminate flooring (in select colors) throughout first floor
- DreamWeaver carpet in upper hall/loft and all bedrooms
- Staircase with solid oak handrail/treads and painted balusters
- Walk-in closet in primary bedroom
- Abundant closet space with ventilated vinyl coated wire shelving
- Laundry room with ceramic tile floor conveniently located on second floor
- 2-panel colonial Masonite® interior doors with brushed nickel hardware throughout
- 1 CAT-6 and 1 COAX cable outlets in great room
- Smart home touchscreen hub
- Front entry door chime
- Interior walls painted in City Loft by Sherwin-Williams®, trim in semi-gloss white

## Kitchen

- Century Cabinetry furniture-quality cabinetry in white with 42" upper cabinets, center island with USB outlet
- Granite countertops
- Stainless-steel undermount sink and polished chrome faucet, pre-wired for garbage disposal
- Stainless-steel kitchen appliances:
  - Whirlpool® self-cleaning oven with sealed burners
  - Whirlpool® microwave with direct vent to outside
  - Whirlpool® built-in dishwasher

## Baths

- Ceramic tile flooring and tub/shower walls (excludes powder room)
- Walk-in shower with 5' shower pan in primary bath
- Granite vanity countertops (double sinks in primary bath), Century Cabinetry vanities
- Kohler® single lever handle sink faucets in polished chrome
- Kohler® anti-scalding shower or tub faucets in polished chrome
- Kohler® Sterling® brand elongated, comfort height toilets and 5' hall bathtub in white
- Exhaust fan
- Progress® designer lighting in polished nickel

## Energy Efficiency/Climate

- Zero Energy Ready Home certified—rigorous requirements by the Department of Energy that ensures outstanding levels of energy savings and durability
- Central-air conditioning with 16 SEER high-efficiency condensers
- Natural gas forced-air heating with 95% AFUE high-efficiency furnace
- Energy Recovery Ventilator (ERV) to reduce energy consumption of heating ventilation and air-conditioning systems. ERVs trap pollutants, contaminants, pollutants, pollen, allergens and cycle in clean air.
- Single-hung thermal insulated, vinyl Low-E glass windows with screens
- 150-amp electrical service
- Outlet in garage for future car charger
- High-Quality fiberglass insulation: R21 in exterior walls and R49 attic insulation.
- Rinnai® tankless high-efficiency gas hot water heater with 5-year warranty
- Interior Energy Star® 100% LED bulbs
- Z-wave™ climate control day/night automatic setback, 2-zone, one-unit thermostats (first floor/second floor), compatible with the smart home touchscreen hub
- Ridge (per plan) and soffit vents to maximize roof ventilation including louver vents on roof

## Safety/Quality Construction

- Interior fire suppression sprinkler system
- Centrally wired smoke and carbon monoxide detectors with battery backup
- Ground fault interrupt (GFI) safety outlets in kitchen and baths
- 10-year warranty by 2-10 Home Buyers' Warranty

In addition to the features above, Heritage at South Brunswick offers a wide array of upgraded features to make your home even more personalized to you. Features are subject to errors/omissions/changes. Please see Sales Manager for details. Effective 10/19/24.

