

EDDY STREET
COMMONS



RESIDENTIAL

standard FEATURES



triumph court townhomes

STANDARD FEATURES

EXTERIOR BUILDING FINISHES

- Traditional brick & stone architecture per building elevations
- Low maintenance fiber-cement board siding, soffit and fascia per building elevations
- Certainteed Landmark (R) 30-year dimensional shingles
- Aluminum 6" gutters and 5" downspouts
- Fiberglass insulated 4-panel craftsman style entry door with 3 glass panes
- Clad double-hung Andersen 400 Series windows with internal grids and full screens
- Andersen 400 Series 3-panel sliding glass door
- Insulated 16' wide, 8' high raised panel garage door with one row of glass in top panel
- 1/2 HP Legacy garage door opener with 2 remotes and exterior touch pad entry
- "Dusk to dawn" front coach light and rear garage light
- Concrete patio/courtyard with drain per plan
- Patio brick half-wall with decorative metal railing above with gate at end unit patios
- Concrete garage apron and front entry with sidewalks per plan
- Maintenance-free landscaping and irrigation

INTERIOR WALLS AND MILLWORK

- Smooth finish interior drywall walls with smooth ceilings
- Painted wood jambs and casing on all interior windows
- Four-paneled, smooth finish, solid core interior doors
- "Off-White" interior latex paint for the interior trim and doors
- Choice of standard paint color for interior walls with white ceiling
- Solid white melamine closet and pantry shelving
- Solid white Closet Maid custom shelving system in master closet
- Raised-panel maple cabinetry in both the kitchen and baths
- Granite kitchen countertops with 4" backsplash in kitchens and baths
- Brushed nickel lever style hardware on all doors
- Security deadbolts on all doors to exterior
- 42" high mirrors above all vanities

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KITCHEN APPLIANCES

- 30" four-burner glass top, stainless steel electric range with storage drawer
- Built-in stainless steel microwave with filtered interior exhaust system
- Built-in stainless steel dishwasher featuring multi-level cycles
- 25 cubic foot stainless steel french door refrigerator

FLOORING

- Ceramic tile in foyer, bathrooms, laundry, and mud room
- Engineered hardwood flooring in living/family/dining room, kitchen and back hall
- Grade 3 carpet in all bedrooms, closets, stairs, office, 2nd level hall, bonus room

PLUMBING AND MECHANICAL FIXTURES

- Whisbo's Aquapex plumbing supply system with 25-year limited warranty
- Kohler comfort height, elongated bowl toilets
- Granite vanity tops with ceramic under-mount bowls
- Cast iron tubs with ceramic tile walls in baths 2 & 3
- Fully-tiled shower base/walls in master bath
- Fully-tiled shower with fiberglass base in bonus room
- 3/8" clear glass shower doors on all tubs/showers
- Delta satin nickel faucets in bathroom sinks
- Delta satin nickel faucet with handheld in tub/shower units
- Pressure balanced tub/shower valves
- Delta satin nickel kitchen faucet
- Undermount stainless steel double basin kitchen sink
- Badger I garbage disposal at kitchen sink
- Water rough-in for ice maker
- Navien 240NPE tankless water heater or equal
- Water Boss 700 water softener or equal
- 95% high efficiency gas furnace
- 13 SEER central air conditioner

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ELECTRICAL AND SYSTEM PACKAGES

- Cable TV and telephone service pre-wired in each bedroom and designated living area locations
- Ceiling fan pre-wiring for the living room, family room and bedrooms per plan
- Kitchen recessed lighting package by Progress Lighting
- Dimmers in living, dining, family, kitchen area
- Bath vanity fixtures by Progress Lighting
- 200 amp electrical service
- Smoke detectors with battery backup located per building code
- Carbon monoxide detector
- Safety ground fault electric circuits in kitchen and all baths per code
- Security system including all exterior door sensors, two motion sensors, and keypad
- Front doorbell with chime

CONSTRUCTION COMPONENTS

- Soil pretreatment for pest control
- Monolithic 4" concrete slab
- Professionally-engineered structural framing including trusses and floors
- 3/4" OSB tongue and groove sub floor glued, nailed and screwed
- Kiln dried 2" x 4" and 2" x 6" wall construction
- Foam/fiberglass R 14.4 wall insulation & R40 roof/ceiling insulation
- 1/2" OSB roof sheathing with metal clips
- 11" wide fire rated insulated wall system with air space between units for reduced sound transmission
- Residential 13R fire suppression sprinkler system
- 9-foot approximate ceiling height
- Covenants to protect and maintain the aesthetics and value of the community