

MERIDIAN SQUARE TOWNHOMES

EXTERIOR FEATURES:

Brick Pavers on Public Walks & Planters per Addison Circle specifications
Decorative Street Lighting
Iron Fenced Front Yard
Full Automated Sprinkler System
Fully Sodded Front yard
Landscape Package
Full guttering
Engineered subflooring system
Which is glued and nailed down
Kiln fired clay brick
100% Natural Stone, Brick, Stucco
Sloped Roof w/50 year Timbertex dimensional shingles

INTERIOR FEATURES

Kitchen

Hardwood Flooring
Built-In Frigidaire Stainless
Appliance Package:
30" Gas cooktop
Duel Fuel Electric Convection oven
Multi-Cycle Dishwasher
Space Saver Micro-hood
42" Square raised panel custom Ash
panel upper w/solid wood styles & doors w/
European style hinges
Satin Nickel Cabinet Hardware
3 cm. Slab Granite Countertops
w/Stainless Steel Undermount Sink
Designer Tile Backsplash
Delta Signature Pull-out Stainless Faucet
Pendant and Can lights
Under Counter Flourescents

Family Area

Hardwood Flooring
Optional 36" Wood Burning Fireplace with
Choice of Wood, tile or Cast stone surround
4 recessed Can lights & a ceiling fan

Master Suite

Granite or other natural stone vanity top
Rectangular Porcelain Undermount sink
60 x 42" Garden Tub
Designer satin nickel fixtures
Satin nickel Hardware
Separate shower w/ceramic tile surround & tub deck
1/4 " semi-frameless shower doors & enclosure-satin nickel
Ceramic tile flooring
Elongated porcelain commode
4 recessed Can lights & Ceiling Fan in bedroom.
Recessed cans &/or Wall mount fixtures per plan in bath
54" H plate glass mirror w/tile surround

Powder and Guest Baths

Custom furniture piece style cabinet in powder bath
Secondary bath surround-ceramic
Granite or other natural stone vanity top
Square porcelain undermount sinks
Designer satin nickel fixtures in powder & guest baths
48" H, Beveled edge mirror in guest baths
Framed Mirror in Powder Bath

LUXURY FEATURES

Professional designer to assist with your custom color selections
6 Panel Solid Mahogany front door
Raised two panel Solid core interior doors
Schlage Passage knobs in Satin nickel on all interior doors
Schlage Privacy knobs in satin nickel on master bdrm. & all baths
Schlage Satin Nickel Keylock on garage service door
Schlage Passage knob & deadbolt in satin nickel on balcony door
Steel Overhead Garage door with 1/3 HP automatic opener
D13 Fire Sprinkler System with Alarm
Cat 5 phone outlets in all bedrooms, living, kitchen-per plan
Pre-wired for High Speed & cable
Pre-wired for surround sound in family room
Full security system w/2 keypads
Ceiling mount fixtures in secondary bdrms & wired for ceiling fans
Decorative lighting fixture package
Ceramic tile floors in utility room and all baths
Wood flooring in Entry foyer, kitchen, dining, living, powder bath & pantry
Oak Wood stair treads on 1st to 2nd level stairs
Upgraded plush carpeting in bedrooms and 2nd to 3rd level stairs
Oak Stained Hand Rail
Black Iron Balusters

ENERGY EFFICIENCY

ENERGY STAR CERTIFIED

Thermo glaze, single hung, low-E glass windows-divided light

R-19 insulation with blown cellulose in all 2 x 6 walls

R-13 insulation with blown cellulose in all 2 x 4 walls

R-22 insulation in all attic walls, sloped ceiling, between units and floors of living areas above garage ceilings

R-38 Blown insulation in all flat ceilings

Poly-sealed insulation treatment at all electrical wall penetrations, lumber wall baseplates, and plumbing penetrations

Weatherproof exterior outlets

York 14 or 15 SEER air conditioning system

Gas Furnaces

Zoned systems-per plan

Programmable Thermostats

50 Gallon Gas water heater

2" Firewall with a 2 Hour rating & R-11 Sound Batt between units on each side

Continuous soffit attic ventilation

Carbon monoxide and smoke detectors

D13 Fire Sprinkler System with Alarm

OSB Exterior Sheathing with Tyvek House wrap

4 x 8 x 3/4" Subflooring