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## TOWNHOMES of GATES LANDING

### INTERIOR FEATURES

- Ceramic Tile Floors at Entry Foyer & Laundry
- Ceramic Tile Floors at Kitchen, Baths, Tubs
- Radiant Top Self-Cleaning Oven
- Microwave Oven
- Sink Disposal
- 22cf Refrigerator (shown in model)
- Dishwasher
- Walk-in Closets (master bedroom)
- Volume Ceilings
- Custom Mica Cabinets (kitchen & bath)
- Wall-to-Wall Carpets (½ inch pad)
- Colonial Baseboard and Casing
- Crown Molding (shown in model)
- Colonial Doors and Bi-folds
- Marble Window Seals
- Vinyl Clad Shelving (closets)
- Full Length Vanity Mirrors (each bath)
- Mirrored Medicine Cabinets (master bath)
- Cultured Marble Vanities Master Bath & ½ Bath

### PLUMBING FEATURES

- Double Porcelain Bowl w/Sprayer (kitchen)
- 40 gal. Quick Recovery Elec. Water Heater
- Single Lever Faucets (kitchen & bath)
- Exteriors Hose Bibs
- Laundry Tub
- Porcelain Lavatories
- Pre-Plumbed Icemaker Line
- Garden Tub (shown in model)

### CONSTRUCTION FEATURES

- Pre-Heat for Subterranean Termites (5 year warr)
- Vapor Barrier under Construction
- Reinforced Concrete Floors & Drivers (3000 psi)
- Firewall Between Each Home – 1<sup>st</sup> Floor to Bottom of Roof Sheeting

### ELECTRIC FEATURES

- Recess Lighting (shown in model)
- Entry Door Chime
- Electric Smoke Detectors (5)
- Washer & Dryer Outlets
- Ceiling Fan Outlets (living, dining & bedroom)
- Cable TV Pre-wired Outlets (4)
- Telephone Pre-wired Outlets (4)
- Garage Door Openers with 2 Remotes
- Exterior Weatherproof Receptacles (2)
- GFI Protection Baths, Kitchen & Exterior
- Pre-wired For Outdoor Spa

### EXTERIOR FEATURES

- 30 Year Fiberglass Shingle Roof
- Textured Stucco Finish
- Vinyl Siding Fiscal & Vented Soffitt
- Concrete Drives & Walks
- Insulated Steel Door
- Deadbolt Lock on Entry Door
- White Aluminum Sliding Doors
- White Aluminum Single Hung Screen Windows
- Sectional Steel Garage Door

### AIR CONDITION & HEATING FEATURES

- Central Air & Heating Heat Pump (high effncy)
- R-30 Insulation (above living area)
- R-11 Insulation (exterior frame walls)
- Outside Dryer Venting
- Vented Vinyl Soffitt & Ridge Vents
- Poly Sealed Windows & Doors

### SITE FEATURES

- Fully Landscaped & Sodded Homesite
- Sprinkler System
- Underground Utility Service
- Fee Simple Ownership
- Street Lights

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