

The Townhomes

CYPRUS COVE



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3 Bed - 2.5 Bath
1869 SQFT

With optional 4th bedroom & 3rd bathroom (2181 SQFT)

Building Standards:

- Slab on grade concrete foundation
- Traditional stick framing methods
- Framed "Green Corners" for higher energy efficiency
- Engineered AdvanTech Sub Floor
- Eco friendly Sentricon Termite Bait Station
- Studs, ceiling joists, and rafters will be 16" on center

Exterior Features:

- High quality exterior
- Low maintenance Hardie Lap & Masonry brick
- 30 Year Dimensional Architectural Roof Shingles & Metal Roof
- Exposed rafter tails
- Single hung, double pane high efficiency Low E glass vinyl windows
- Low maintenance fiberglass front door & locking system
- Landscaping to include 7 pallets of sod

Interior Features:

- 9' smooth ceilings on the first floor and 8' ceilings on the second floor
- Open cell R20 Spray Foam installed on roof deck
- Traditional R13 Batt/Fiberglass Insulation installed in the exterior walls (draft stopping measures to seal Insulation)
- 50-gallon electric water heater
- 14 SEER electric heat pump

Upgraded Finish Options:

- Farmhouse Sink..... \$750
- Under Cabinet Lighting..... \$1,200
- 2" White Faux Wood Blinds..... \$69 per
- Window Screens..... \$32 per
(on operable windows)
- Solid Core Doors throughout..... \$1,700
- Barn Door..... \$500
- Floor Outlet..... \$500 per
- USB Outlet..... \$50 per
- Surround Sound..... \$3,250
(Includes 5 ceiling speakers, 1 subwoofer (floor standing), 5 channel audio-video receiver/amplifier & 1 entertainment controller with remote)
- Music System..... \$1,000 per room
(Includes 2 ceiling speakers & i-zone amp w/ wireless remote control via smart phone or tablet app (requires Wi-Fi))
- Heated Tile Floors..... *Price available upon request*
- Brick Accent Wall..... *Price available upon request*

Interior Finishes:

Design Features

- 6" Baseboards & cased windows throughout
- Shiplap in Foyer on wall opposite of front door
- Recessed lighting throughout kitchen, living room, dining room & master bedroom
- Wire shelving installed in all closets, pantry & laundry areas
- Interior walls primed & painted with Sherwin Williams® Super Paint. Includes two wall colors, one trim color & one ceiling color

Flooring

- Standard LVT Flooring in the Common Areas, laundry room, and powder bathroom
- Ceramic tile in all full bathrooms
- Carpet in all bedrooms, closets, & any other rooms

Kitchen

- Custom Designed Wooden Cabinets in Kitchen & Bathrooms
- Granite countertops throughout
- Stainless Steel Appliances by Whirlpool®, including the Dishwasher, Glass Top Electric Range & Microwave
- Delta® Kitchen and Bath Fixtures in Oil Rubbed Bronze, Brushed Nickel, or Chrome
- Stainless Steel Undermount Sink in Kitchen
- Tiled Backsplash in Kitchen

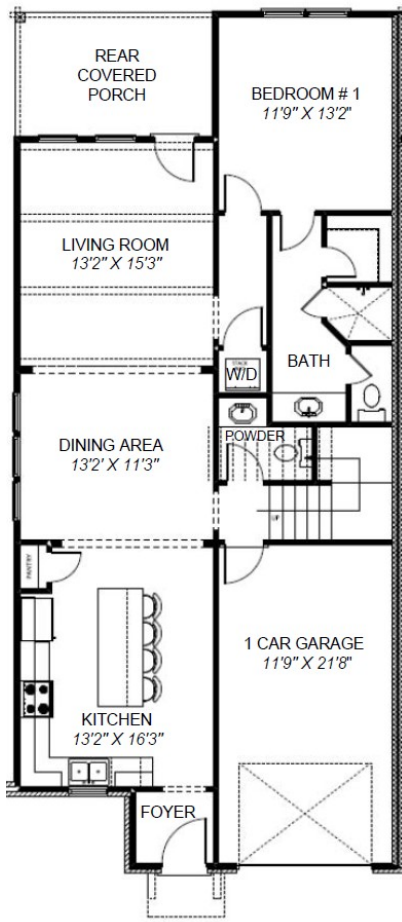
Bathrooms

- Tile shower with waterproofing system installed in master bathroom
- Large single vanity in master bathroom with under-mount sink
- Vanity mirrors
- High quality, low maintenance fiberglass tub/ shower in all other bathrooms

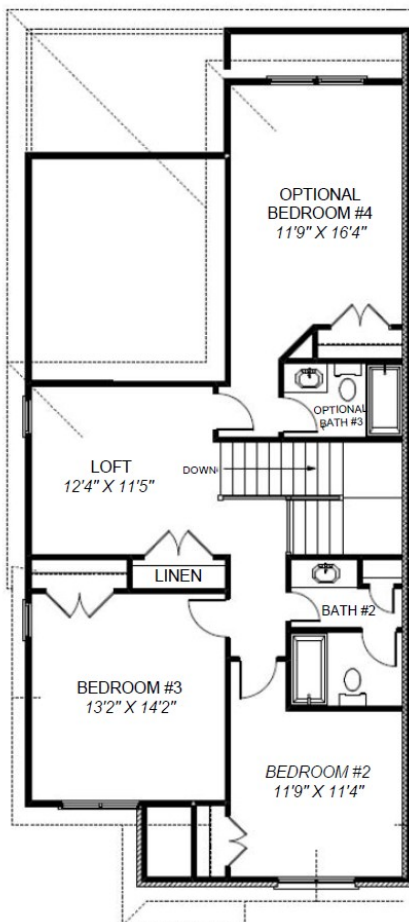
Bedrooms

- All Bedrooms will have ceiling fans

BEDROOM #4 AND BATHROOM #3 ARE OPTIONAL AND PRICING IS AVAILABLE UPON REQUEST



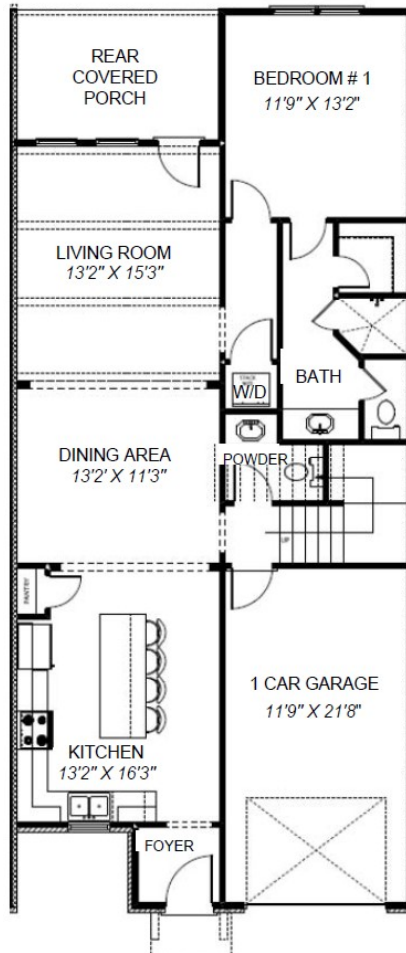
MAIN LEVEL



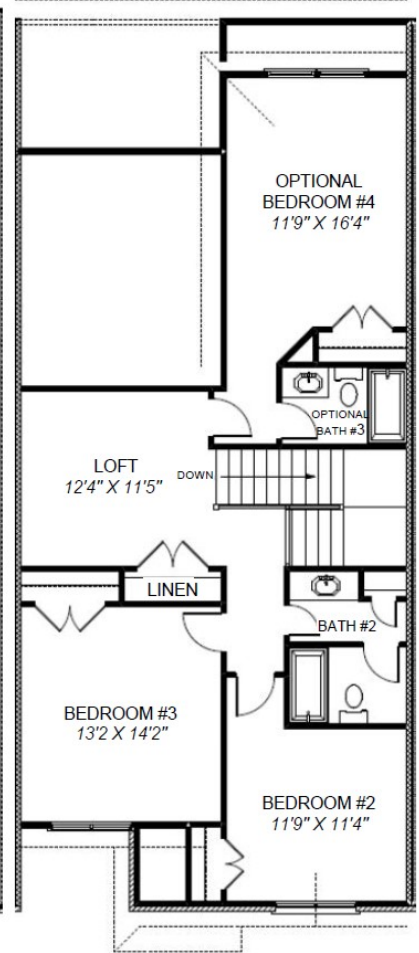
UPPER LEVEL

EXTERIOR UNIT

INTERIOR UNIT



MAIN LEVEL



UPPER LEVEL



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