

# Anchors Bend Townes

## INCLUDED FEATURES

### EXTERIOR FEATURES

- James Hardie ColorPlus cement board siding
- Garage door (style per plan) with glass inserts, opener and two remotes
- Professional landscaping package includes full sod
- 30-year architectural roof shingles
- Double hung vinyl windows, with screens and grids (per plan)
- Fiberglass insulated 1/2 lite front door
- Electronic front door lock
- Satin nickel lockset with deadbolts on exterior doors (per plan)
- Built-in pest control system and termite bait system
- Gutters with downspouts (per plan)
- Fully finished garage (drywall, paint and trim)
- Screen Deck

### INTERIOR FEATURES

- Smooth ceilings throughout: 9' 1st floors; 9' 2nd floor; 8' 3rd Floor(per plan)
- Wall & ceiling one color (flat), trim white (semigloss)
- Tray ceiling in owners bedroom
- 2 panel square interior doors
- Satin nickel interior door hardware throughout
- 2 1/4" casing around doors and windows
- Open rails at second floor, square newel & balusters with backer board behind handrails
- Attic access with pulldown stairs (per plan)
- 5 1/4" baseboards throughout
- Craftsman style wainscoting in foyer
- Crown molding - 1 piece owners bedroom
- Buyer's choice of selected carpet colors with 5.5 lb. carpet pad
- Laminate flooring in foyer, kitchen, breakfast area, living room, powder room and first floor hallways (per plan)
- Ceramic tile flooring in owner's bath
- Vinyl flooring in secondary baths, laundry
- Curated decorative lighting package
- LED flush mount lights (per plan)
- White shaker cabinets above washer/dryer
- Ventilated closet shelving
- Elevator

### DESIGNER KITCHEN

- Tiered kitchen cabinets with crown molding and hardware
- Granite countertops with square edge
- 8" depth 60/40 undermount stainless steel sink
- Chrome kitchen faucet with pullout sprayer
- 6" x 6" ceramic tile backsplash
- Stainless steel appliance package to include smooth top range, microwave and dishwasher
- Garbage disposal

### BATHROOM FEATURES

- Owner's bath features tiled seat and shower walls, niche, with clear shower door enclosure and fiberglass pan (per plan)
- Raised height vanities with 1.6cm quartz counter top with oval porcelain bowls
- Chrome plumbing fixtures
- Elongated toilet in all bathrooms, comfort height in owner's bath

### SMART MOVE FEATURES

- Continuous ridge ventilated roof system (per plan)
- Energy efficient heat pump zoned system
- Energy efficient 50-gallon water heater
- Low-E energy efficient windows
- Ceiling fan pre-wires in family room, owner's bedroom and covered porch (per plan)
- Digital programmable Wi-Fi thermostat
- Home tech enclosure including 4 lines of RG/TV &/or Cat 6 data lines (perplan)
- MERV 8 filter for HVAC system
- Garage door opener with Wi-Fi capabilities

### QUALITY EXPERIENCE

- Quality Certification process on all homes
- Home warranty coverage
- Tongue & Groove Luxury Real Estate Experience
- Vision Lending Services available