



## FIDDLESTICKS TOWNHOME INCLUDED FEATURES & SPECIFICATIONS

### **EXCITING EXTERIOR FEATURES**

- Sodded front lawns (seeded side, and rear lawns)
- Covered rear patios (7'x15') with fan
- The home will have a combination of brick, stone, and decorative vinyl siding exterior elevations.
- Each townhome will come with a brick mailbox and address stone
- Shutters included per Elevation
- Driveway and walkways will be poured concrete with a broom finish.
- 4' walk from the driveway to the front door is included.
- Neighborhood sidewalks.
- 30 year dimensional high-definition shingle installed over felt underlayment.
- Continuous ridge vent over garages, whirly birds over main roof, and vinyl perforated soffit will provide proper ventilation.

### **INTERIOR FEATURES**

- 9' ceilings
- Smooth finish ceilings
- Crown molding in all bedrooms, halls, and living areas.
- Multiple choices for interior door styles
- All interior door hardware is Satin Nickel
- Lever style door handles
- Ceramic Tile flooring in all wet areas
- Carpet in all bedrooms, closets, and hallways with 6Lb. padding
- Oversized 5 ¼" Elegant Baseboard moldings & 3 ¼" Window Casing

- Designer cabinets w/crown molding, 36" upper cabinets
- Laundry Cabinets (30" uppers) with crown molding
- Multiple choices of cabinet hardware available
- Tall vanity cabinets (34.5")
- Ventilated, vinyl-coated closet and pantry shelving

## WINDOWS & EXTERIOR DOORS

- Double-hung windows w/full screens, located per plan with a 4 over 4 grille patterns.
- Fiberglass front door with ¾ 4-lite glass, and brushed nickel hardware.
- The house to garage door will be a 6-panel steel door.
- The patio door will be a 6' glass slider w/grills between glass, located per plan.

## KITCHENS – THE HEART of the HOME

- Granite kitchen counters with choice of colors
- Ceramic tile flooring
- Undermount double-bowl sinks
- Quince Pull-Down sink faucet (brushed-nickel)
- Generous pantry for extra storage
- Garbage disposal
- 36" Upper wall cabinets with soft-close doors & drawers
- All upper cabinets come with crown molding
- Appliance allowance
- Thoughtfully placed recessed lighting

## LIGHTING & ELECTRICAL

- Each home comes with an electrical plan.
- Ceiling fan pre-wires in Master Bedroom and Living Room
- A decorative lighting allowance of \$1,300 is included per home. This includes all decorative lighting, ceiling fans, bulbs
- Fluorescent Ltg in laundry, and walk-in closets
- Two (2) CAT-5e telephone jacks. These will be located on your electrical plan and installed per location on the plan.
- Smoke & Carbon Monoxide detectors
- One (1) cable outlet will be located in all bedrooms, kitchen, and great room.

## BATHS & PLUMBING FEATURES

- 40-gallon natural gas water heater.
- An ice maker connection is provided.
- 1 exterior hose bibs located per plan are provided.
- Elongated American Standard Colony toilets in white.
- Large Tiled walk-in showers in Master Baths with framed glass door, brushed nickel finish
- Cultured Marble Bath Tops
- Full length beveled edge bath mirrors with ¼" bevel
- Tropic by American Standard centerset sink faucets in brushed nickel

## GARAGE

- Each townhome will have a 2 car garage.
- 16' wide x 7' tall carriage-style non-insulated, steel overhead garage door
- Each overhead door comes with windows in the top
- A garage door opener is included.
- The garage will have drywall, baseboards and painted white.
- Attic access and pull-down stairs (20"x40" access opening)

## ENERGY EFFICIENCY

- Each Townhome comes with a HERS Rating & Energy Smart Certification
- The exterior walls will be insulated with R-15 blown-in fiberglass.
- Ceiling areas are insulated with an R-38 blown insulation.
- Programmable thermostats
- 92% Energy Star rated natural gas furnaces (insulated duct work)
- 14 SEER Air conditioners
- Energy efficient windows with Low-E Glass
- Low-VOC interior paint
- All exterior doors are insulated

## AND FOR YOUR PEACE OF MIND

- Award winning Thompson Homes construction with over 65 years of homebuilding experience
- Outstanding 2-Yr. & 10-Yr. Transferrable Warranty with Extensive Customer Care Program

*In the interest of continuous improvement, Thompson Homes reserves the right to modify, or change features, pricing, specification, and options without notice or obligation. Effective date: 2/6/2018*