

Baltimore of Montgomery Townhomes Home Features and Amenities

Intelligent Building Features

- ◆ **Carrier®** Natural gas-fired 80% efficient furnace
- ◆ R-38 Blown in cellulose insulation in ceiling with R-17 Blown in cellulose insulation on exterior walls
- ◆ Energy Efficient 40 gallon water heater
- ◆ GFI protection in kitchen, baths, and garage per plan
- ◆ 2x10 framed floor system and engineered truss roof system
- ◆ ¾" Tongue and groove subflooring glued and secured with ringshank nails to reduce squeaks and pops
- ◆ **Tyvek™** exterior house wrap
- ◆ Drywall screwed and glued
- ◆ Solid air return in master bedroom
- ◆ Central air return
- ◆ Fire sprinkler system
- ◆ Garage drywalled and fire taped on insulated warm walls only
- ◆ Carbon monoxide detector per plan
- ◆ **Carrier®** Energy Efficient 13 seer refrigerated central air conditioning

Exteriors

- ◆ Maintenance free vinyl siding
- ◆ Low maintenance composite exterior "smart trim"
- ◆ Aluminum soffit and fascia
- ◆ Insulated colonist metal entry door with side light(s) per plan
- ◆ Asphalt driveway
- ◆ Two car garage
- ◆ **Ideal™** raised panel steel overhead garage door
- ◆ **Owen's Corning®** 25 year three tab fiberglass roof shingle
- ◆ Fully sodded lot
- ◆ Energy efficient low-e double pane vinyl windows
- ◆ Brick elevation per plan
- ◆ 10 x 10 Concrete patio

Interiors

- ◆ 9' first floor ceiling
- ◆ Architectural arched openings at living and dining room (per plan)
- ◆ Six panel colonist painted doors and trim
- ◆ **Schlage®** polished brass knob hardware
- ◆ **Thomas™** brass light fixture package
- ◆ Phone jack in breakfast area and master bedroom
- ◆ Cable jack in master bedroom and family room
- ◆ **Mohawk®** plush wall to wall carpet with bonded pad
- ◆ Drywall wrap windows with sill and apron
- ◆ **Congoleum™** no wax 12x12 vinyl flooring at hard surface areas
- ◆ Oak starter step

Kitchens

- ◆ **AristoKraft®** oak cabinets recessed panel
- ◆ Laminate counter tops with self edge
- ◆ **Congoleum™** no wax 12x12 vinyl flooring
- ◆ Double bowl stainless steel sink
- ◆ **Moen®** single handle kitchen faucet with sprayer
- ◆ **Frigidaire™** appliances include gas range with venthood and dishwasher
- ◆ **Badger One®** food disposal
- ◆ Ice Maker Box rough in
- ◆ Pantry closet per plan

Bathrooms

- ◆ Cultured Marble vanity tops with integral bowl in hall and master bath
- ◆ Mirrored medicine cabinets
- ◆ Pedestal lavatory in powder room, per plan
- ◆ Maintenance- free fiberglass tub with fiberglass surround in hall and master bath
- ◆ Water saver commodes
- ◆ **Moen®** Single handle chrome lever faucets
- ◆ Exhaust fan in bath per plan
- ◆ Convenient linen closet per plan
- ◆ Oversized mirrors
- ◆ **Congoleum™** no wax 12X12 vinyl flooring

Optional Luxurious Packages:

- ◆ Ultra bath in master includes: separate shower with glass door soaker tub, double bowl vanity, **Daltile®** ceramic tile surround in shower and tub and 34½" high base cabinet (per plan)
- ◆ Tray Ceiling in master bedroom
- ◆ Oak railing stair case
- ◆ Fireplace with ceramic, marble or granite surround
- ◆ Whirlpool tubs
- ◆ Can light packages
- ◆ Flooring Upgrades
- ◆ Granite Countertops
- ◆ **Designer Kitchen Package** includes a combination of 30" and 36" raised upper cabinets and crown moulding
- ◆ **Designer Signature Trim Package** (per room) includes 2 piece crown moulding and wall paneling
- ◆ **Luxury Signature Trim Package** (per room) includes 3 piece crown moulding with ceiling panel moulding and wall paneling
- ◆ Surround sound package

Baltimore Community Features

- ◆ Future park with walking path and gazebo
- ◆ Landscaped islands
- ◆ Curvilinear street layout
- ◆ Fully landscaped common areas
- ◆ "Pedestrian Friendly" Community design

Written Warranty

- ◆ Professional Warranty Service Corporation
*10 Year Major Structural Warranty
*2 Year Mechanical Systems Warranty
*1 Year Material/ Workmanship Warranty
*Name Brand Manufacturer Warranty



In addition to these features we offer many customizable options to fit your lifestyle. Please consult with a sales representative for more information. Due to a continuous obligation to provide quality to our customers, plans and features may change at any time without notice. 1-2-08