

MORDECAI TOWNES

— at Courtland —

Specifications

Approximately 1,962 SF, 3 bedrooms, 2 ½ baths, computer nook, and an approximately 650 SF unfinished attic

Exterior Features

- ❖ Quality wood frame construction
- ❖ Energy efficient home wrap Dupont Styrofoam™
- ❖ Brick veneer and 50 year warranty Hardiplank® & Hardishake®
- ❖ 30 year CertainTeed® Landmark AR shingles
- ❖ Smooth fiberglass front entry door with ¾ glass
- ❖ A&H double insulated windows with rot free sill
- ❖ All weather electric exterior outlets (front & rear covered porch)
- ❖ Covered front stoop and rear porch (screened optional)
- ❖ Exterior light fixtures on stoop and rear covered porch
- ❖ Exterior, in ceiling speakers (prewire only) on rear porch with LCD control
- ❖ 1 exterior ceiling fan rough-in on the rear covered porch

Interior Features

- ❖ OnQ Structured cabling package with RG-6 & CAT-V (Family, Kitchen, all Bedrooms and Nook)
- ❖ Paint, 2 color selection from Porter Paints
- ❖ Hardwood floors (Red Oak (Standard or Brazilian Cherry (Upgrade)) throughout main floor
- ❖ Ceramic tile in master bath, upstairs bath, & laundry
- ❖ Carpet in all bedrooms and computer nooks
- ❖ Smooth ceilings throughout
- ❖ 9' ceilings downstairs
- ❖ 9' ceilings upstairs
- ❖ 3 piece crown molding throughout downstairs
- ❖ 1 piece crown molding throughout upstairs
- ❖ Shadow box wainscoating with foyer and dining room
- ❖ 7 – ¼ inch base downstairs
- ❖ 5 – ¼ inch base upstairs
- ❖ Carrera 2 panel smooth interior doors (solid core @ bedrooms, baths, & utility)
- ❖ Utility room with washer/dryer connections, ceramic tile drain pan, and optional cabinets
- ❖ 36" wide ISOKERN or Direct Vent gas fireplace in living room with marble surround & mantle
- ❖ Russound multi-source, mutli-zone sound system with 3 LCD/ speaker controls and Surround
- ❖ Sound in great room (prewire only)
- ❖ Chandelier light fixtures in dining room and breakfast niche
- ❖ Sentrol® Security system with two control pads (one rough-in in master)



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Kitchen Features

- ❖ General Electric stainless steel appliances
- ❖ Dishwasher, gas range & oven with spacemaker microwave above
- ❖ Recessed lighting throughout kitchen
- ❖ Open design with island and bar seating capacity
- ❖ Custom designed Wellborn, 42" raised panel antique cabinets with under cabinet lighting
- ❖ 3 cm granite countertops (Category 1)
- ❖ Water supply for ice maker hookup

Powder Room

- ❖ Hardwood flooring
- ❖ Exhaust fan
- ❖ Hollywood lighting
- ❖ Delta fixtures
- ❖ Pedestal sink (Kohler)
- ❖ Toilet (Kohler)

Master Bedroom & Bath features

- ❖ Monte Carlo ceiling fans & lights
- ❖ Spacious walk in closet with wire shelving
- ❖ His / her cultured marble vanity tops
- ❖ Corner garden tub
- ❖ Ceramic tile flooring in bath
- ❖ Separate ceramic shower with glass enclosure
- ❖ Exhaust fan
- ❖ Vanity fixtures
- ❖ Delta fixtures
- ❖ Kohler toilet

Family Room features

- ❖ Hardwoods
- ❖ Surround sound (Directional front & in ceiling rear speakers)
- ❖ ISOKERN or Direct Vent gas fireplace with marble surround and pre-finished mantle
- ❖ Monte Carlo ceiling fan & light
- ❖ Recessed lighting



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2 bedrooms upstairs bath

- ❖ Carpet throughout upstairs with 9lb padding
- ❖ Ventilated shelving in closets
- ❖ Ceramic tile in full bath
- ❖ Hollywood light fixture
- ❖ Delta fixtures

Dining Room features

- ❖ Chandelier light fixture with dimmer switch
- ❖ Shadowbox wainscoating with chair rail
- ❖ Hardwood flooring

Energy features

- ❖ 2 ton Carrier or comparable gas furnace/AC for main floor
- ❖ 2 ton Carrier Heatpump or comparable for second floor
- ❖ Double paned glass windows tilt-out sashes
- ❖ Insulated with R-30 in ceilings, R-19 in floors, and R-15 in walls
- ❖ Sound insulation in bedrooms, laundry, and all baths
- ❖ RG-6 and Cat-V wiring
- ❖ OnQ structured cabling package and amp panel

