

Interior Features

- ◆ Pella® Low-E insulated glass windows with grilles
- ◆ Carrier® 92% efficiency Gas Furnace
- ◆ Carrier® 13 SEER Central Air Conditioning
- ◆ 50 Gallon Power Vented Water Heater
- ◆ Whole House Humidifier
- ◆ Carrier® Media Air Cleaner
- ◆ Programmable Digital Thermostat
- ◆ Full Basement with 8'10" nominal ceiling height and Rough-in Bath Plumbing
- ◆ Direct Vent Or Woodburning Fireplace with Tile Surround and Decorative Wood Mantle
- ◆ Decora Rocker Light Switches
- ◆ Recessed Can Lighting in Hallways and Kitchen; Ceiling Fan Wiring in each bedroom
- ◆ Choice of Pittsburgh® wall paint color
- ◆ Cat 5e Phone & Cable TV outlets (4 Dual TV/Phone Jack Locations)
- ◆ Generous Allowances for Carpet, Tile, Appliances, and Lighting
- ◆ 2 or 6 Panel Painted Solid Interior Swing Doors
- ◆ 5 1/4" Premium painted base trim & 3 1/2" premium painted trim door casing on first floor
- ◆ Colonial Detailed Staircase Railing
- ◆ 9' Ceiling on First Floor
- ◆ Optional Tray Ceiling in Master Bedroom
- ◆ Vaulted Ceiling in Foyer and Great Room Standard (per plan)
- ◆ Bay Window in Dining Room Optional
- ◆ Bay Window in Master Bedroom Optional
- ◆ 3 1/4" Oak Wood flooring in foyer, kitchen, powder room, & dinette (per plan)
- ◆ Lever Interior Door Hardware
- ◆ Free-Slide Wire Closet Shelving
- ◆ Plywood Sub-floors
- ◆ Laundry Room with Cabinetry

Exterior Features

- ◆ Concrete Driveways and Service Walks
- ◆ Each duplex building will have a unique exterior of either brick or upgraded stone complimented with Fiber Cement Plank Siding and detailed cedar trim
- ◆ 2 Car Attached Insulated, Drywalled, & Painted Garage with Automatic Door Opener (2 transmitters), keyless entry, and Insulated Garage Door
- ◆ Maintenance free aluminum soffits, gutters, and downspouts
- ◆ Two water spigots per home
- ◆ Limestone Address Block
- ◆ 30 year Class A Shingled Roof
- ◆ 8' x 12' Deck
- ◆ Professionally Landscaped Lot

Kitchen Features

- ◆ Custom Flat Panel Maple Cabinetry with staggered height upper cabinets & Crown Molding. Includes built-in refrigerator cabinet
- ◆ Granite Countertop with 3" backsplash
- ◆ Granite Breakfast Bar per plan
- ◆ Pantry per plan
- ◆ GE® Stainless Steel Gas Range
- ◆ GE® Stainless Steel Dishwasher
- ◆ GE® Stainless Steel Microwave
- ◆ 1/2 HP Garbage Disposal
- ◆ Stainless Steel under-mount sink with Moen Integra® Chrome Single-Handle Pullout Spray Faucet
- ◆ Plumbing for Icemaker Line

Bathroom Features

- ◆ Master Bath includes: Custom Maple Flat Panel Cabinetry, Granite Countertop with 3" backsplash and 2 under-mount sinks, Generous Sized Tiled Wall Shower with Fiberglass Base, Decorative Framed Mirror over each sink, Linen Closet (per plan)
- ◆ Powder Room includes: Kohler® Devonshire Pedestal Sink with Decorative Framed Mirror
- ◆ Upstairs Hall Bath Includes: Double bowl vanity (per plan) with one piece cultured marble top, mirror (s), Maple Flat Panel Cabinetry, Fiberglass Surround Tub and Shower Combination
- ◆ Kohler® Toilets with elongated bowls
- ◆ Moen Brantford® Chrome Faucets, Towel Bars, and Toilet Paper Holders

For Low Maintenance Living

Your monthly assessment provides:

- ◆ Maintenance of common and exterior areas: lawn cutting, roof repair, patio repair, shrub and tree trimming, weed control, etc.
- ◆ Snow removal on public sidewalks, driveways and private service walks
- ◆ Common Property Liability & casualty insurance
- ◆ Weekly Garbage and Recycling with Toter
- ◆ Lawn Irrigation System
- ◆ Management and Administrative services for town-home association

The association fees are estimated to be \$184 per month, which will be determined in accordance with Illinois law. A \$200 one-time fee will be due at closing for the Association Reserve Account.

- ◆ 1-Year Limited Warranty is provided by the Builder

Information is deemed accurate, but is subject to change without notice.

Waverly Court

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