

## **Interior Features**

- ◆ Pella® Low-E insulated glass windows with grilles
- ◆ Carrier® 90% efficiency Gas Furnace
- ◆ Carrier® 4 TON 13 SEER Central Air Conditioning
- ◆ 50 Gallon Power Vented Water Heater
- ◆ Whole House Humidifier
- ◆ Programmable Digital Thermostat
- ◆ Full Basement with 8' nominal ceiling height and **Rough-in Bath Plumbing**
- ◆ 36" Direct Vent Fireplace with Tile Surround and Decorative Wood Mantle
- ◆ Decora® Rocker Switches
- ◆ Switched Outlets in Bedrooms, Den, and Great Room
- ◆ Recessed Can Lighting in Hallways and Kitchen; Ceiling Fan Wiring in each bedroom
- ◆ Choice of wall paint color
- ◆ Cat 5e Phone & Cable TV outlets (5 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
- ◆ 9' Ceiling on First Floor
- ◆ Optional Tray Ceiling in Master Bedroom
- ◆ Vaulted Ceiling in Foyer and Great Room Standard
- ◆ 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)
- ◆ Brushed Nickel Schlage® lever interior Door Hardware
- ◆ Free-Slide Wire Closet Shelving
- ◆ Plywood Sub-floors
- ◆ Laundry Room with Maple Cabinetry

## **Exterior Features**

- ◆ Concrete Driveways and Service Walks
- ◆ Each duplex building will have a unique exterior of either brick or upgraded stone complimented with Hardie® 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 Brick Paver Patio
- ◆ Professionally Landscaped Lot

## **Kitchen Features**

- ◆ Quality Maple Cabinetry with 42" Upper Cabinets. 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: Maple Cabinetry, Granite Countertop with 3" backsplash and 2 under-mount Kohler® sinks, Wall Tiled Shower with Fiberglass Base, One Decorative Framed Mirror over each sink, Linen Closet (per plan)
- ◆ Powder Room includes: Kohler® Devonshire Pedestal Sink
- ◆ Upstairs Hall Bath Includes: Single bowl vanity with one piece white cultured marble top, Maple Cabinetry, Fiberglass Surround Tub/Shower
- ◆ Kohler Wellworth® Toilets with elongated bowls
- ◆ Moen Brantford® Brushed Nickel Faucets

## **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
  - ◆ Lawn Irrigation System
  - ◆ Management and Administrative services for town-home association
- The association fees are estimated to be \$180 per month for 2012, 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.

*Villas of Ginger Woods*

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