

# TOWNES AT FALLS GROVE

## Interior Appointments

- 3 bedrooms and 3 full baths
- 9 foot ceilings on the ground and second floors
- 12" x 12" ceramic tile in the foyer
- 5 1/4" base molding through-out
- Brushed nickel lever style door knobs and hinges
- Brushed nickel light fixtures (per plan)
- Structured home wiring system for Internet, cable and telephone
- Ceiling fan prewire in owner's suite
- Two-panel arch top doors with smooth finish
- Study in Roxbury model
- Laundry room on ground level
- Finished recreation room or optional 4th bedroom on ground floor

## Exterior Design Features

- Distinctive architectural design with cultured stone, vinyl siding and color coordinated palettes
- Covered entry vestibule
- Deck off main floor
- Fenced-in rear yard with gate
- Reserved parking
- Onsite tot lot and multi-purpose court

## Quality Construction & Safety Features

- Energy-efficient insulation including R-30 in the attic and R-15 in the exterior walls
- Efficient gas heat furnace and 13+ SEER air conditioning unit
- Quick-recovery 50 gallon gas hot water heater
- Smoke detectors in all bedrooms and on each level
- Fire sprinkler system through-out
- Dead bolts on all exterior doors

## Chef-Inspired Kitchen

- Birch cabinets with 42 inch upper cabinets
- Granite countertop with choice of designer colors, stainless steel double-bowl sink and Moen faucet
- Whirlpool kitchen appliances including refrigerator with icemaker, gas range, built-in microwave and multi-cycle dishwasher
- Pantry storage with shelving
- Hardwood flooring
- Recessed lighting

## Deluxe Bath Designs

### Owner's Bath Appointments

- Comfort-height vanity
- Cultured marble vanity tops with double sinks in Roxbury model
- Spacious shower with tiled seat
- 6" x 6" ceramic tile floor and surrounds
- Chrome Moen faucets and chrome accessories
- Elongated water closets

### Secondary Bath Appointments

- Vanity with cultured marble tops
- Chrome Moen faucets and chrome accessories
- 6"x6" ceramic tile floors and surrounds
- Elongated water closets

## Comstock Homes Customer Care & Warranty

- Pre-settlement orientation and walk-through with your construction supervisor
- Post-settlement 90 day walk-thru inspection
- 1 year post-settlement nail pop/drywall inspection
- Homeowners Maintenance and Warranty Service manual
- 2 year Virginia condominium warranty
- Customer care department with 24 hour emergency line or convenient online request for service