

# TOWNES AT SHADY GROVE METRO

## Interior Appointments

- 3 bedrooms with 3 full baths and a powder room
- 9 foot ceilings on the second floor
- 12" x 12" ceramic tile or hardwood in the foyer
- Crown molding in the dining and great room
- 5 1/4" base molding through-out
- 3 1/2" casing around windows and doors
- Two-panel arch top doors with smooth finish
- Brushed nickel lever style door knobs and hinges
- Brushed nickel light fixtures through-out
- Structured home wiring system for Internet, cable and telephone
- Ceiling fan prewires in great room and owner's suite
- Large walk-in closet in the owner's suite
- Spacious loft on 4th floor
- Garage walls insulated, drywalled and painted

## Exterior Design Features

- Distinctive architectural designs with coordinated color palettes
- Brick front
- Brick stoops with wrought iron rails (per plan)
- Two-car garage with garage door opener and two remotes
- Balcony off second floor
- Front and rear electrical outlets and hose bibs
- Energy Star rated single-hung vinyl windows
- Seamless aluminum gutters with downspouts
- Low maintenance vinyl soffit with aluminum clad fascia
- Landscape package
- Roof top terrace

## Quality Construction & Safety Features

- Energy-efficient R-49 insulation in the attic and R-21 in the exterior walls
- Dual-zone heating and cooling, both with efficient gas furnaces and 13+ SEER air conditioning units
- Two programmable thermostats
- Quick recovery 50 gallon gas hot water heater
- Smoke detectors in all bedrooms and each level
- Fire sprinkler system through-out
- Security system with keypad and motion detector
- Deadbolt locks on exterior swing doors

## Chef-Inspired Kitchens

- Birch cabinetry with 42 inch upper cabinets
- Large eating and prep island with pan storage drawers
- Separate cabinet for trash receptacle
- Granite countertops, under-mount stainless steel sink and Moen faucet
- Whirlpool appliances including 21 cu. ft. side-by-side refrigerator with icemaker, gas range, microwave/hood combination with exterior venting, and multi-cycle insulated dishwasher
- Hardwood flooring
- Walk-in pantry storage with shelving
- Recessed lighting

## Deluxe Bath Designs

### Owner's Bath Appointments

- Comfort-height vanity
- Cultured marble vanity top with double sinks
- Spacious shower with tiled seat
- 6" x 6" ceramic tile floors and surrounds
- Chrome Moen faucets and chrome accessories
- Elongated water closet

### Powder Room & Secondary Bath Appointments

- Powder room with hardwood floors, vanity and granite top
- Secondary baths with vanity, cultured marble tops and 6" x 6" ceramic tile floors and surrounds
- Chrome Moen faucets and chrome accessories
- Elongated water closets

## Comstock Homes Customer Care & Warranty

- Pre-settlement orientation 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
- Limited 1 year warranty
- Customer care department with 24 hour emergency line or convenient online request for service