

THE VILLAS AT TWO RIVERS

Interior Appointments

- 3 bedrooms with 2 full baths and a powder room
- 10 foot ceilings on first floor and 9 foot on second floor
- Hardwood flooring in the foyer, kitchen, and powder room
- Crown molding in foyer
- 7 1/2" base molding
- 4 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
- Recessed lighting package in hallways
- Structured home wiring system for Internet, cable and telephone
- Ceiling fan prewires in family room and owner's suite
- Laundry room conveniently located on main level
- Large walk-in closet in owner's suite
- Spacious unfinished basement level with 9' ceilings
- 3 piece plumbing rough-in with unfinished basement

Exterior Design Features

- Distinctive architectural designs with coordinated color palettes
- Covered back porch
- Two-car garage with garage door opener and two remotes
- Energy efficient single-hung tilt sash windows
- Upgraded exterior lighting package
- Accessible exterior electrical outlets and hose bibs
- Landscape package with sodded yards
- Asphalt driveways

Quality Construction & Safety Features

- Energy efficient R-49 insulation in the attic and R-20 in exterior walls
- Gas heat with 93% efficiency and 13+ SEER air conditioning
- Programmable thermostat
- Quick-recovery 50 gallon gas hot water heater
- Smoke detectors in all bedrooms and on each level
- Security system with keypad and motion detector
- Deadbolt locks on exterior swing doors

Chef-Inspired Gourmet Kitchen

- Birch cabinetry with 42 inch upper cabinets
- Large eating and prep island or peninsula with pan drawers
- Separate cabinet for trash and recycling receptacle
- Granite countertops featuring an under-mount stainless steel sink and Moen faucet
- Stainless Steel Whirlpool appliances including 25 cu.ft. side-by-side refrigerator with icemaker, gas cooktop with stainless steel hood, built-in microwave and wall oven and multi-cycle insulated dishwasher
- Pantry per plan
- Recessed lighting

Deluxe Bath Designs

Owner's Bath Appointments

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

Powder Room & Secondary Bath Appointments

- Powder room with vanity and cultured marble tops
- Secondary bath with vanity, cultured marble tops and 6" x 6" ceramic tile floors and surrounds
- Chrome Moen faucets and chrome accessories
- Elongated comfort height water closets

Comstock Homes Customer Care & Warranty

- Pre-settlement orientation with construction supervisor
- Post-settlement 90 day walk-through 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