

THE WOODS AT SPRING RIDGE

Interior Appointments

- 4 to 6 bedrooms with 2 to 5 full baths and a powder room
- Full unfinished basement with 3 piece rough-in
- Hardwood flooring in the foyer, kitchen, breakfast and powder room
- Upgrade interior trim package - Level 2
- Oak stairs, Main level to Second floor
- 9' ceilings on 3 levels
- Brushed nickel lever style door knobs and hinges
- Brushed nickel light fixtures and recessed lighting package per plan
- Garage drywalled and painted

Exterior Design Features

- Private two-car garage with garage door opener, two remotes
- Upgraded exterior lighting package with a post lamp
- Accessible exterior electrical outlets and hose bibs
- Asphalt driveways
- Energy efficient single-hung windows
- Unique exterior color palettes
- Professionally designed landscape package with mostly sodded yards (per site plan)
- Rear covered porch and front porch per plan
- Seamless aluminum gutters and downspouts
- Vinyl soffit with aluminum clad fascia
- Deadbolt locks on exterior front

Quality Construction & Safety Features

- Smoke detectors in all bedrooms and each level
- Energy efficient Honeywell programmable thermostat
- 92% energy efficient gas heat and 14+ SEER air conditioning system
- Quick-recovery gas hot water heater
- Insulation specifications include R-38 insulation in roof and R-19 insulation in exterior walls and garage ceiling below finished space

Chef-Inspired Kitchen

- Designer Birch cabinetry with 42 inch upper cabinets
- Large eating and prep island
- Granite countertops with deep undermount stainless steel sink
- Whirlpool appliances with Energy Star Rating including 21 cu.ft. side-by-side refrigerator, natural gas cooktop and wall oven/microwave, hood with exterior venting and multi-cycle insulated dishwasher
- Pantry storage with shelving

Deluxe Bath Designs

Owner's Bath Appointments

- 6" x 6" ceramic tile floors and surrounds
- Separate shower with glass enclosure and soaking tub per plan
- Designer white finish vanity cabinets with cultured marble vanity tops
- Comfort-height vanity and toilet in owner's bath
- Elongated water closets with low-flow fixtures
- Elegant chrome Moen fixtures
- Mirrors per plan

Powder Room & Secondary Bath Appointments

- Powder room features a pedestal sink
- Full baths include 6" x 6" ceramic tile flooring
- Designer white finish vanity cabinets with cultured marble vanity top (secondary bath)

Comstock Homes Customer Care & Warranty

- Builder 1 year warranty and 2/10 Homebuyers Warranty
- Pre-construction meeting with your personal community construction manager
- Pre-drywall meeting with your personal, community construction manager
- Pre-settlement orientation with your personal community construction manager
- Centralized customer care department with 24 hour emergency line
- 120 day post closing inspection
- 2/10 Homebuyers Maintenance and Warranty Service manual