



623 & 625 N. Columbus Street
INCLUDED FEATURES LIST

EXTERIOR FEATURES:

- Hardieplank Smooth Lap Siding on Front, Side and Rear
- Wood Front Door with Insulated Glass Transom
- Standing Seam Metal Roofing on Front and EPDM Membrane Roofing on Rear
- Public Sewer and Water
- Front and Rear Hose Bibs; Front and Rear Weatherproof Electrical Outlets
- Decorative Wood Exterior Trim
- Professional Landscape Package and Hydro-seeded Lawn
- Two Off Street Parking space in rear yard w/access to rear Alley
- Paver Patio in Rear
- Roof Terrace

INTERIOR FEATURES:

- 9'-0" 1st Floor Ceiling, 8'-6" 2nd Floor Ceiling; 8'-0" Basement & 3rd Floor Ceilings
- Family Room Direct Vent Gas Prefabricated Fireplace
- Finished Basement Recreation Room, Bedroom and Bathroom
- Media Package: 7 Multi Media Outlets and 2 additional Telephone Outlets (CAT-5) 200 amp Electrical Service w/ Smoke Detectors on Each Floor and Each Bedroom
- Traditional Oak Main Stair with Stained Oak Handrail
- Hand Finished Hardwood Flooring in Living Room, Dining Room, Kitchen, Family Room, Powder Room, 2nd Floor Hall, Master Bedroom and Bedroom 2
- Four-panel Interior Doors
- Ceiling Fan Rough-ins in All Bedrooms
- Ceramic Tile Flooring in the Laundry Closet
- Upgrade (Opt. 1) Carpet & Padding throughout the 3rd Level and Basement Level

INTERIOR TRIM:

- Upgrade 5-1/4" Base & 3-1/4" Casing
- Two-Piece Crown Molding in Living Room, Dining Room & 2nd Floor Hall

BATHROOM FEATURES:

- 35" Maple Wood Vanity Cabinets with Granite Tops & Undermount Sinks
- Wall Mount Sink in Powder Room with Polished Nickel Faucet
- Ceramic Tile Floors and Shower Surrounds in Baths
- Elongated Watersaver Toilets
- Moen Brantford Chrome Finish Faucets in All Bathrooms
- Frameless Glass Shower Door in Master Bathroom

KITCHEN FEATURES:

- Traditional 42" Painted Maple Cabinetry
- Granite Countertops
- Stainless Steel Appliances including 5-Burner Gas Range w/ wall mount vent hood, French Door Bottom-Freezer Refrigerator, Microwave & Dishwasher
- Stainless Steel Undermount Kitchen Sink w/ Moen Brantford Faucet in Chrome
- Designer and Recessed Lighting

ENERGY SAVING FEATURES:

- Wood Clad Low-E Simulated Divided Lite Insulated Glass Windows
- Insulated Full View Glass Wood Terrace Door
- Airguard Wall Treatment
- R-13 Exterior Wall
- R-38 Attic Insulation
- Two Zone Electric Heat Pump Heat & Cooling (AC) System
- 55 Gallon Water Heater

BUILDER'S TEN-YEAR WARRANTY PROGRAM