



Ellsworth Row
204-212 S. Patrick Street Townhomes
INCLUDED FEATURES LIST
Subject to Change

EXTERIOR FEATURES:

- Brick Veneer & Partial Siding (Unit B) Elevations
- Rooftop Decks
- Front Stoops with Stone, Precast & Brick Pavers & Iron Handrails
- Stained Wood Front Doors
- 30-year Architectural Fiberglass/Asphalt Shingles on Unit A, Existing Slate roofing on Unit B, EPDM membrane Roofing for Units C-E
- Public Sewer and Water
- 2-Car Pervious Paver Parking Area per Unit
- Front & Rear Hose Bibs; Front & Rear Weatherproof Electrical Outlets
- Front Foundation Landscaping Package (Units C, D & E)
- Sod Rear Lawns

INTERIOR FEATURES:

- High Ceilings: Units A & B - 10'-0" High 1st Floor & 9' 2nd Floor; Units C, D & E – 9' 1st & 2nd Floor
- 36" Family Room Direct Vent Gas Prefabricated Fireplaces
- Media Package: 6-8 Multimedia Outlets, depending on Unit, & 2 additional Telephone Outlets (CAT-5)
- 200 amp Electrical Service
- CO/Smoke Detectors on Each Floor & Smoke Detectors in Each Bedroom
- Finished Basements including Recreation Rooms, Bedrooms/Offices and Bathrooms (Excludes Unit B)
- Traditional Oak Stair with Stained Oak Handrail
- Hand Finished Hardwood Flooring throughout the 1st, 2nd & 3rd Floors
- 4 or 6-panel Interior Doors (Solid Core on 1st & 2nd Floors)
- Wall to Wall Carpeting by Mohawk Throughout the Basement

INTERIOR TRIM:

- Upgrade 8" Ogee Base on First Floor; 5-1/4" Ogee Base in Basement, Second Floor & Third Floor
- 3-1/2" Casing with Plinth Blocks Throughout
- Crown Molding in Foyer, Living Room, Dining Room, Powder Room & 2nd Floor Hallway

BATHROOM FEATURES:

- Maple Vanity Cabinets with Cultured Marble Tops in Secondary Baths
- Pedestal or Wall Mount Sinks in Powder Rooms
- Large Format Tile Floors & Subway Tile Shower Surrounds in Secondary Baths
- Elongated Watersaver Toilets
- Moen - Brantford Chrome Finish Faucets in All Bathrooms
- Granite or Marble Countertops & Frameless Glass Shower Enclosures in Master Bathrooms

KITCHEN FEATURES:

- White Painted Maple Cabinetry with Dark Finish Maple Islands in Units A & B
- Level B Granite Countertops
- Gas Ranges & Wall Mount Hoods, 30" or 36" depending on Unit
- 24" Built-in Dishwashers
- French Door Bottom-Freezer Refrigerators
- Built-in Drawer Microwaves
- Stainless Steel Single Bowl Undermount Kitchen Sinks with Moen Aberdeen Pullout Sprayer Faucet
- Designer and Recessed Lighting

ENERGY SAVING FEATURES:

- Clad Exterior, Wood Interior windows with Low-E Glass & Applied Grilles by Jeld-Wen, Pella or equal (Unit B Addition Only - Existing Windows to Remain)
- Insulated Full View Glass Fiberglass Patio Doors
- Air Infiltration Wall Treatment
- R-15 Exterior Wall and R-11 Basement Wall Insulation (Excludes Unit B)
- R-38 Attic Insulation
- Home Insulating Wrap
- Two Zone Heating and Electric AC Cooling Systems. (Gas high efficiency furnace + heat pump and 14.0 SEER Electric Cooling (AC))
- Gas Water Heaters (75 Gallon or 50 Gallon, depending on unit)
- National Green Building Standard Certified - SILVER Level (Excludes Unit B)

BUILDER'S TEN YEAR WARRANTY PROGRAM (Excludes Unit B)