

# TOWNHOME

## DESIGN SERIES

### HALL BATHS

- Level 1 granite countertop
- Cabinetry by Diamond Vibe
- Delta faucets
- 1-piece acrylic tub/shower unit with curved shower rod
- Delta towel rods and bath accessories
- Sterling by Kohler toilet (elongated and comfort height)

### LAUNDRY ROOM

- Washer and electric dryer hook up
- 2 upper shelves

### GARAGE

- Fully finished - insulated and drywalled
- 18' x 8' insulated steel garage door
- 1 garage door operator
- 2 remotes
- 1 keypad

### OUTDOOR LIVING

- Trex Decking on Main/ 2nd Level

### HOME WARRANTY

- Dedicated warranty service team
- 45-day post-closing warranty service walk-through
- 11-month post-closing warranty service walk-through
- All manufacture product warranties plus an Old Town Design Group 2 yr quality installation for mechanical systems warranty, 4 year roofing warranty, and 10 yr major structural defects warranty

\*Main living area includes Entry, great room, kitchen and dining.

\*All finishes subject to substitution of like product

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### OLD TOWN DESIGN GROUP SIGNATURE CONSTRUCTION

Building a quality townhome requires a combination of thorough planning, construction experience, and the right materials. Our highly experienced construction team will bring your new townhome to life, using high quality materials, meticulous craftsmanship, and attention to every detail.

### OUR SIGNATURE EXPERIENCE

#### Home Design

Our team asks thoughtful questions and listens to your needs, in order to select a plan suited to your unique lifestyle.

#### Project Management

Stay organized with the ability to manage your selections online, including 24/7 access to your construction schedule using BuilderTrend®.

#### Communication

Communication continues throughout the building process with weekly reports and personalized updates from your builder.

#### Accountability

As your townhome nears final completion, you will meet with your builder for a pre-closing quality walkthrough, receive a hands-on homeowner orientation, and have the assurance that we stand behind our homes with both 45-day and 11-month warranty check-ups.

OldTownDesignGroup.com

OUTSTANDING LOCATIONS.  
TIMELESS DESIGNS.

**OLD TOWN**  
DESIGN GROUP

# Townhome Design Series Standards

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## FOUNDATION

- Elevated slab with brick skirt

## WALL HEIGHT

- 10' on Main Living level, 9' or higher on Floor 1 & 3
- 2x4 exterior wall construction

## INSULATION

- R15 premium eco-friendly batt thermal-acoustical insulation in exterior walls (conditioned space only)
- R38 blown insulation in attic (R30 batts in slopes)
- R11 premium batt thermal insulation in garage

## WINDOWS

- Pella Energy Star windows with grids (per plan) white interior/white exterior

## EXTERIOR DOORS

- Fiberglass front door

## INTERIOR DOORS

- Hollow core doors (4+ Options)
- Bravura door hardware

## TRIM

- Painted 5 ¼" baseboards
- Painted 3 ½" door casements
- Wood shelving in closets and kitchen pantry

## FLOORING

- Luxury Vinyl Plank in main living areas (entry, great room, kitchen, mudroom, laundry, powder, dining, pantry, bathroom)
- Nylon carpet in all bedrooms, stair well and hallways

## STAIRCASE

- Wall to wall carpeted staircase with stained wood handrail and painted baluster

## INTERIOR PAINT AND STAIN

- Sherwin Williams interior paint (1 wall color, 1 trim color)
- Knockdown textured ceilings

## LIGHTING AND ELECTRICAL

- Light fixtures custom selected by home owner
- LED disc lights, plugs, and switches per plan
- Wired wall switch with capped box for (1) primary bedroom ceiling fan

## TECHNOLOGY

- 5 media outlets

## HVAC

- 92% AFUE rating Bryant gas furnace and 13 SEER rating Bryant cooling system
- Air returns on each floor and in all bedrooms
- Premium media filter
- Programmable thermostat and floor 3 zoned separately

## WATER CONDITIONING

- PEX water lines to each plumbed room
- 50 Gallon Bradford White gas water heater with power vent
- Water softener rough in
- Reverse osmosis system rough in

## KITCHEN

- Cabinetry by Diamond Vibe with dovetail joints, soft closed doors and drawers
- Level 1 granite countertops
- Ceramic tile backsplash
- Microwave over range, vented to the outside
- Delta faucet
- Eclipse deep well under-mount sink made from thick gauge stainless steel with sound dampening backing

## POWDER BATH

- Porcelain Pedestal sink
- Delta faucets
- Delta towel rods and bath accessories
- Sterling by Kohler toilet (elongated and comfort height)

## PRIMARY BATH

- Acrylic pan with custom tiled shower walls and decorative accent strip
- Foot rest, and integrated soap niche
- Kohler Levity shower door
- Level 1 granite counter tops
- Delta faucets
- Delta towel bars and bath accessories
- Sterling by Kohler toilet (elongated and comfort height)
- Cabinetry by Diamond Vibe