

WOODBURN HILL TOWNHOMES

Standard Feature List

EXTERIOR DETAILING

- * Front & Back Yard Landscaping w/Irrigation in Front Yard
- * 6 Ft. Fence in Backyard and Rear Yard Patio
- * Cemplank Fiber Cement Siding with 25 Yr. Manufactures Warranty
- * Composite Shingle Architectural Roof with 30 Year Manufactures Warranty
- * Raised Panel Garage Door with Opener
- * Latchset with Deadbolt
- * Half Grids on Front Windows
- * Broom Finish Concrete on Driveways & Sidewalks
- * Raised Panel Front Door with Windows

INTERIOR STYLING

- * 3" Craftsman Moldings
- * Window Moldings with Sill and Apron
- * White Raised Panel Doors and Millwork
- * Custom Shaker Style Alder Cabinets
- * Laminate Hardwood Floors in Kitchen & Dining Area
- * 12" Ceramic Tile in Entry
- * Easy Care Vinyl Flooring in Utility Room & Upstairs Baths
- * Gas Fireplace with Decorative Slate
- * Moen Chrome Finish Plumbing Fixtures
- * Decorator Light Fixture Package in Brushed Nickel
- * Walk-in Closet in Master (Middle Units)
- * Rounded Sheetrock Corners
- * 9' Ceilings on Main Floor
- * Two Toned Interior Paint Package
- * Free-Slide Shelving in All Closets

BATHROOMS

- * Granite Slab Counter Tops
- * Large Master Bathrooms with Double Sinks
- * Fiberglass Tub/Shower Combination in Hallway & Ground Floor Baths
- * Custom Shaker Style Cabinetry w/ 36" Lower Cabinet Vanity at Master Bath
- * Full Width Vanity Mirrors
- * Moen Chrome Finish Plumbing Fixtures
- * Ceramic Under-Mount Sinks in Upstairs Bathrooms

KITCHEN

- * Granite Slab Countertops
- * Granite Slab Island
- * Recessed Lighting
- * Stainless Steel Appliances
 - Gas Range/Oven and Dishwasher
 - Micro-Hood Combination
- * Laminate Hardwood Flooring in Kitchen and Dining Area
- * Custom Shaker Style Alder Cabinetry
- * Garbage Disposal
- * Pre-Plumbed for Icemaker
- * Stainless Steel, Double Bowl Sink
- * Drop Pendant Lights in Satin Nickel Finish
- * Moen Faucet w/ Pull-Out Sprayer

COMFORT & CONVENIENCE

- * 10 Year Warranty (1 Year Builder Warranty Followed by 9 Year Home Buyer's Warranty)
- * Phone Jacks Conveniently Located in All Bedrooms
- * Cable Television Pre-Wired in Family Room & All Bedrooms
- * 2 Weather Proof Exterior Electrical Outlets (per plan)
- * 2 Frost Free Exterior Faucets
- * Hard Wired Smoke Detectors w/ Battery Back-up for Safety
- * Full Fire Door Between Garage and Interior of the Home
- * Direct Vent Gas Fireplace in Family Room with Slate Surround
- * Laundry Located Conveniently on the 3rd Floor

ENERGY EFFICIENT FEATURES

- * Forced Air Gas Central Heating
- * 50 Gallon Electric Water Heater
- * Double Glass Vinyl Insulated Windows

COMMON DEVELOPMENT AMENITIES

- * Landscape Maintained by the HOA for All Front & Side Yards



AVENUE DEVELOPMENT

Avenue Development and Woodburn Hill Townhomes, LLC reserve the right to make changes in features, design and/or prices without prior notice. Specifications may be different from home to home. Please verify with the Sales Representative for specific details regarding your home. Effective 10.13/07