



Townes at Grove Park

Standard Features

12/4/25

Units 1-6

EXTERIOR DESIGN FEATURES

- 3000 PSI Monolithic Slab Standard (specific lots may vary)
- Stone wainscotting /Siding at Front Elevation
- Fiber Cement Board Siding -Pre-finished w/15 yr Guarantee
- 30 year Dimensional Shingles with drip edge
Front Entry Garage, Garage Door Opener w/2 Remotes and Keypad
- Smart Home Capable- Low Voltage WAP Package
- Fiberglass Insulated Front Entry Door with manual deadbolt
- Insulated High Performance "Low E" Windows with Tilt-in Sash for Ease of Cleaning
- Two Exterior Hose Bibs (location per plan)
- Fully Landscaped by Professional Landscaper – includes 10' Divider - 6' High Shadowbox Fence between each Unit
- Soil Applied Termiticide Termite Protection
- City Water & Sewer
- Gutters and Downspouts Included
- Community Irrigation System
- Mailbox Kiosk location directed by Postmaster

INTERIOR DESIGN FEATURES

- Smooth Ceiling Finish
- Fiberglass R-13 Insulation, R-38 Blown Attic Insulation
- Smoke/Carbon Monoxide Detectors per Code
- 9' Ceilings on Main Level, 8' Ceilings on Second Floor
- 5 ¼ Base on Main Level, 3 ¼" Base on Upper Level 356 Casing
- Choice of Three Interior Door Styles
- Ceiling Fan in Dining Room and Primary Bedroom
- Ceiling Fan Pre-wires and Double Switches in all Secondary Bedrooms
- Lighting Package – Level 1 package in your choice of Brushed Nickel or Matte Black
- Metal Pickets at Stairs on 1st Floor
- Interior Wall: One color of High-Quality Latex Flat Paint – 4 Standard Color Selections Available
- Interior Trim: One color of Semi-gloss throughout
- Spacious Primary Suite and Walk-In Closets

LUXURIOUS BATHS

- 60" X 42" Primary Shower with Level 1 Tile Walls, Acrylic Shower Pan w/ Framed Shower Door
- Chrome Plumbing Fixtures and matching Bath Accessories
- Level 2 Cabinets with Level 1 Granite Countertops, Comfort Height Vanities, and Rectangular Undermount Sink in the Primary Bath
- Level 2 Cabinets with Level 1 Granite Countertops, Comfort Height Vanities and Rectangular Undermount Sinks in Secondary Baths

KITCHENS

- Level 2 Cabinets featuring 36" Upper Cabinets with crown, OTR cabinet to the ceiling.
- Level 1 Granite Countertops in Kitchen with Under-Mount Stainless Sink and Chrome Faucet. 4" Granite Splash-block
- GE Appliances Level 1 Series Stainless Steel Appliance Package including: Electric Smooth Top Range, Dishwasher and Microwave (Refrigerators are not included in Appliance package)
- Cabinet Knobs/Pulls included

FLOOR COVERING

- LVP Flooring in the Foyer, Powder Room, Laundry and Kitchen
- Vinyl Flooring in all Full Baths
- All Remaining Areas will include Level 1 Carpet w/6 lb. pad

ADDED FEATURES

- Many Upgrades Available w/Custom Decorator on Staff
- New Home Orientation with Homeowner prior to Closing
- 2 and 10 Year Structural Warranty (transferrable)



Townes at Grove Park

Standard Features

12/4/25

Units 8-13

EXTERIOR DESIGN FEATURES

- 3000 PSI Monolithic Slab Standard (specific lots may vary)
- Stone wainscotting /Siding at Front Elevation
- Fiber Cement Board Siding -Pre-finished w/15 yr Guarantee
- 30 year Dimensional Shingles with drip edge
- Front Entry Garage, Garage Door Opener w/2 Remotes and Keypad
- Smart Home Capable- Low Voltage WAP Package
- Fiberglass Insulated Front Entry Door with manual deadbolt
- Insulated High Performance "Low E" Windows with Tilt-in Sash for Ease of Cleaning
- Two Exterior Hose Bibs (location per plan)
- Fully Landscaped by Professional Landscaper – includes 10' Divider - 6' High Shadowbox Fence between each Unit
- Soil Applied Termiticide Termite Protection
- City Water & Sewer
- Gutters and Downspouts Included
- Community Irrigation System
- Mailbox Kiosk location directed by Postmaster

INTERIOR DESIGN FEATURES

- Smooth Ceiling Finish
- Fiberglass R-13 Insulation, R-38 Blown Attic Insulation
- Smoke/Carbon Monoxide Detectors per Code
- 9' Ceilings on Main Level, 8' Ceilings on Second Floor
- 5 ¼" Base on Main Level, 3 ¼" Base on Upper Level 356 Casing
- 3' Wainscotting with Chair Rail at Foyer
- Choice of Three Interior Door Styles
- Ceiling Fan in Family Room and Primary Bedroom
- Ceiling Fan Pre-wires and Double Switches in all Secondary Bedrooms
- Lighting Package – Level 1 package in your choice of Brushed Nickel or Matte Black
- Interior Wall: One color of High-Quality Latex Flat Paint – 4 Standard Color Selections Available
- Interior Trim: One color of Semi-gloss throughout
- Spacious Primary Suite and Walk-In Closets
- Unfinished Basement

LUXURIOUS BATHS

- 60" X 42" Primary Shower with Level 1 Tile Walls, Acrylic Shower Pan w/ Framed Shower Door
- Chrome Plumbing Fixtures and matching Bath Accessories
- Level 2 Cabinets with Level 1 Granite Countertops, Comfort Height Vanities, and Rectangular Undermount Sink in the Primary Bath
- Level 2 Cabinets with Level 1 Granite Countertops, Comfort Height Vanities and Rectangular Undermount Sinks in Secondary Baths

KITCHENS

- Level 2 Cabinets featuring 36" Upper Cabinets with crown, OTR cabinet to the ceiling.
- Level 1 Granite Countertops in Kitchen with Under-Mount Stainless Sink and Chrome Faucet. 4" Granite Splash-block
- GE Appliances Level 1 Series Stainless Steel Appliance Package including: Electric Smooth Top Range, Dishwasher and Microwave (Refrigerators are not included in Appliance package)
- Cabinet Knobs/Pulls included

FLOOR COVERING

- LVP Flooring in the Foyer
- Vinyl Flooring in Kitchen, All Baths and Laundry
- All Remaining Areas will include Level 1 Carpet w/6 lb. pad

ADDED FEATURES

- Many Upgrades Available w/Custom Decorator on Staff
- New Home Orientation with Homeowner prior to Closing
- 2 and 10 Year Structural Warranty (transferrable)