

Townes at Sadie - Charlestown Series

Included Features

Exterior Finishes

- Fully sodded lawn with professionally designed landscape package
- 30-year architectural roof shingles
- High-quality, low-maintenance exterior siding
- Maintenance-free vinyl soffits with aluminum fascia and gutters
- Schlage® keyless security deadbolt on the front door
- Two exterior weatherproof GFI outlets
- Two Frost-Proof Exterior Hose Bibs
- Exterior lighting package (per plan)
- Asphalt driveway

Interior Finishes

- Dramatic 9-foot ceilings on the first floor
- Sherwin-Williams® Paint
- Schlage® satin nickel interior door hardware
- Shaw® wall-to-wall carpeting
- Shaw® luxury vinyl plank flooring in the kitchen, laundry room, and select areas (per plan)
- Optional Full basement (per plan)
- Genie 2128 Wifi capable garage opener with a chain drive and two remotes

Kitchen Design Features

- Kitchen island (per plan)
- Granite countertops
- 36" upper kitchen cabinets
- Pantry
- GE® stainless steel appliances:
 - Built-in dishwasher
 - Slide-in range
 - Vented microwave
- Double-bowl stainless steel sink
- 1/3 HP Moen® garbage disposal
- Moen® single-handle chrome faucet

Owners Bath Features

- Cabinetry with choice of designer finishes
- Quartz vanity countertops
- Raised-height double-bowl vanity with Moen® double-handle chrome faucets
- Sterling® by Kohler Ensemble fiberglass showers and bathtubs
- Shaw® luxury vinyl tile flooring in bathrooms (per plan)
- Broan® ventilation fan

Secondary Bath Features

- Quartz vanity countertops
- Moen® double handle chrome faucets
- Elongated toilet bowls
- Sterling® by Kohler fiberglass shower or tub
- Broan® ventilation fan
- Shaw® luxury vinyl tile flooring in bathrooms (per plan)
- Pedestal sink with double handle facet in power room

TechConnect® (Home Automation)

- Pre-wired infrastructure for modern connectivity
- Honeywell® T6 Pro Smart thermostat with geofencing
- Central wiring enclosure
- One CAT6 and RG6 combination outlet (family room location typically)
- Wireless access point rough-in for future extended Wi-Fi coverage
- Rough-in for future electric vehicle (EV) charger

Whole Home Building Standards

- Wall studs spaced 16" on center with double top plates
- Protective exterior home wrap for improved comfort and energy efficiency
- 42"-wide staircases
- Sealed air ductwork
- 200-amp electrical service panel

Energy-Saving Whole Home Features

- HERS® Third-party certified rating
- Double-pane, high efficiency, low-emissivity vinyl windows
- High-efficiency tankless water heater
- Carrier® 96% efficiency direct-vent natural gas furnace
- Whole home recovery ventilator
- Carrier® air conditioning system with Puron® refrigerant
- R-45 fiberglass ceiling insulation
- R-15 fiberglass exterior wall insulation
- Foam sealant around windows and doors for draft free comfort

Warranty, Protection, & Services

- Quality brand manufacturer warranties
- 1-Year Customer Care Coverage program
- 10-Year construction defects warranty
- Comprehensive 10-Year transferable structural warranty
- Financing & Mortgage services through M/I Financial, LLC
- Title services provided by M/I Title

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