

# BackRiver Townhomes Features

## **Kitchen Appliances, Cabinets & Counters**

Kitchen designed by Metropolitan (options available). Countertops are granite. Jenn Air stainless steel dishwasher, gas range, refrigerator, microwave and disposal.

## **Fireplaces**

All fireplaces are 36" wide prefabricated self contained gas firebox.

## **Flooring**

Hardwood is standard in all first floor common areas including the Powder Room.

The Guest and Master Baths have tile floors.

The stairs and 2nd floor halls are hardwood and the bedrooms are carpeted.

## **Bathrooms**

Tile tub and shower enclosures, Kohler fixtures

## **Painting**

All interior wood trim is prime coated followed by 2 coats semi gloss latex paint. Walls are painted with one prime coat and 2 coats latex flat paint. See standard colors.

## **Interior trim**

Window and door trim 3", baseboard 7 ¼" finger-jointed baseboard molding.

Closet shelving is painted with metal rods.

## **HVAC**

Gas fired forced hot air system with energy-efficient central air conditioning.

Gas fired 50 gallon hot water tank.

## **Electrical**

All homes have 200 amp service.

Recessed lights in kitchen, junction box provided in Dining Room, Foyer and Kitchen.

Exterior lighting at entry, garage and deck/patio.

## **Integrated Home Wiring**

All homes will be pre-wired for television (RG-6) and telephone (Cat-5).

## **Interior Walls and Insulation**

Common Walls- consist of 2 independent 2" x 4" wood framed stud walls with a one inch air space, divided by a 2" gypsum shaft liner of fire code sheetrock on each side and insulated on both sides with 3 ½" of fiberglass sound blanket.

Walls-1/2" blueboard with skim coat plaster.

Smooth ceilings throughout and closet shelving is painted with metal rods.

## **Windows and Doors**

Insulated windows are Anderson with tilt-in sash and grills between the glass.

Front entry door is wood with weather stripping.

Interior doors are solid core 4 panel Masonite doors.

Door hardware is brushed chrome.

Garage doors are wood insulated doors with openers and exterior door hardware has weathered finish with locksets.

## **Concrete Foundation**

Frost free insulated slab on grade or foundation walls depending on location, walls are approximately 10" thick.

There are perimeter drains and damp proofing below grade.

## **Exterior Construction**

Exterior walls are 2 x 4 and/or 2 x 6, 16" on center, siding is white cedar shingle and roofs are architectural asphalt shingles.