



INCLUDED FEATURES

WEST POCKET PLACE

QUALITY CONSTRUCTION

- 2' x 4' Exterior and Interior Framed Construction
- Structural Engineered Floor System
- Tongue & Groove ¾ inch Subflooring, Nailed, Glued and Screwed
- ½ inch and 5/8-inch Drywall Nailed, Glued and Screwed
- 200 AMP Electrical Service
- Rough-in for Passive Radon System
- Engineered Roof Trusses with Energy Efficient Thermal Sheathing

COMMUNITY QUALITY FEATURES

- Brick Paver Street and Sidewalk
- Interior Courtyard Area
- Brick Pillar Entrance with Handsome Rod Iron Fence
- 6' Privacy Vinyl Fencing Surrounds the North, West, and East Sides of the Property
- Perimeter Landscaping

DISTINCTIVE EXTERIOR

- Cement Siding Exterior with Brick Water Table and Brick Chimney
- Two-Car Front Load Garage
- 30-year Architectural Roof Shingles
- 6" Seamless Gutters & Downspouts
- Decorative Exterior Lighting
- Professional Landscaping
- Weather-proof Front & Rear Electrical Outlets
- Frost-free Front Hose Bib
- 5 Year Guaranteed Termite Treatment
- Concrete Driveway and Paver Leadwalk
- Covered Balcony

INTERIOR APPOINTMENTS

- Three Fully Finished Levels with Elevator Ready Provision
- 10' Ceilings on Main Floor
- 9' Ceilings on Upper and Lower Levels
- Three Bedrooms, Three and a Half Baths with an Entry Level Bedroom and/or Home Office
- Living Room with Gas Linear Fireplace
- Box Ceiling in Primary Bedroom
- Oak Tread Stairs with Painted Risers
- Oak Stair Railings and Square Painted Balusters
- Crown Moulding in Entry Foyer, Living Room, Dining Room and Primary Bedroom
- Two Panel Interior Doors with Smooth Finish
- Schlage Black Interior Door Hardware
- Two Tone Sherwin Williams Interior Paint
- An Interior Fire Sprinkler System for an Extra Layer of Safety and Protection
- A Whole-House Blinds Package Installed on All Windows

SPECIAL FEATURE: Each Home Includes a \$5,000 Elevator-Ready Provision to Accommodate the Future Installation of an Elevator and Enhance the Homes' Long-Term Accessibility and Value

INCLUDED FEATURES

WEST POCKET PLACE

GOURMET KITCHEN

- 54" Stacked Wall Cabinets*
- ENERGY STAR, KitchenAid Stainless Appliances:
 - 36" Gas Cooktop with 6 Burners & Oven
 - Wall Oven and Microwave Combination
 - Dishwasher with Stainless Steel Interior
 - 25" Cubic Foot Refrigerator with Ice Maker
 - Beverage Refrigerator Option*
- Center Island with Pendant Lights
- Quartz Countertops*
- Delta Pull-Out Faucet in Stainless Steel Finish*
- Stainless Steel Undermount Sink with Garbage Disposal
- Recessed Lights
- Oversized Walk-In Pantry with Wood Shelving

FLOORING

- Luxury 7" x 48" Vinyl Planks in Foyers, 2nd Floor and Laundry Room
- Luxurious Wall to Wall Carpet in Bedrooms and Hallway
- Ceramic Tile in All Bathrooms

OWNERS & SECONDARY BATHS

- Double Bowl Vanities in Owners Bath
- Freestanding Soaking Tub & Separate Shower in Owners Bath
- Quartz Vanity Tops in Primary Bath*
- Cultured Marble Vanity Tops in Secondary Baths*
- Ceramic Tile Floors and Shower/Tub Walls in Primary Bath and Secondary Baths
- Comfort Height, Elongated Water Closets
- Vanity/Pedestal Sink in Powder Room
- Delta Quality Faucets & Fixtures

ENERGY SAVING FEATURES

- Carrier ENERGY STAR Two Zone Heating: Heat Pump with Gas Backup 1st & 2nd Floors, Heat Pump on Bedroom Level
- Carrier Two Zone Central Air Conditioning
- Energy Efficient 55 Gallon Electric Water Heater
- Zip Board Sheathing
- R-49 Insulation in Attic
- R-15 Insulation in Exterior Walls
- Roof Trusses with Energy Efficient Thermal Sheathing
- Jeld Wen, Dual Pane, Double Hung Windows with Low-E Argon Gas
- Insulated Overhead Garage Door with Opener and Keypad
- Smoke Detectors on Each Level and in All Bedrooms

HOME TECHNOLOGY & AUTOMATION

- Digital Programmable Thermostats
- RG6 Coax Cable & CAT5 Telephone Data

UTILITIES

- Public Water and Sewer
- Natural Gas Cooking and Fireplace

12/20/24

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