



# Addison Grove

Addison's Newest Luxury Townhome Community

4132 Runyon Rd, Addison, TX 75001

Price range: Starting in the \$600,000's



- Stunning brick townhomes
- HGTV kitchens with Fisher & Paykel appliances plus beautiful soft close cabinets and drawers
- ECO-HIP energy saving features for much lower utility bills and environmentally friendly
- Your open floor plan is perfect for entertaining, and has all wood floors throughout
- Smart home automation capable
- Walk, bike or run on Redding Trail nearby
- Great location to restaurants, shopping, and much more
- Dallas Tollway and Interstate 635 are just minutes away

## For More Information

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## Custom Features

### Elegant Exteriors

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- Custom One-Of-A-Kind Designs by Nationally Renowned Architects
- Reclaimed Queen Sized Brick Exteriors with Buff Mortar
- Covered Patios, Balconies and Roof Decks
- Gutters Included
- SHERWIN-WILLIAMS Exterior Paints
- 8 Foot Front Doors with Obscured Glass
- KWIKSET Front Door Handlesets (per plan)
- Subterranean 2 and 3 Car Garages with Openers and Dual Remotes
- Professionally Designed Landscaping
- Community Sprinkler Systems
- Composition Shingle or TPO roofs (per plan)
- Anderson Energy Efficient Double Pane Wood Clad or Vinyl Windows with Low-E Insulated Glass
- Base Framing Treated with Borate for Termites
- TAEXX Pest Control Tubing in Framing for Optional Pest Service from HomeTeam Pest Defense
- Contemporary Coach Lighting
- Gas Stub Out on Roof Decks (per plan)

### Inspiring Interiors

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- Minimum 12 Foot Ceilings in Main Living Area
- Large ANDERSON Wood Trim Windows
- Wood Flooring throughout
- 10 Foot Anderson Sliding Doors to Balconies and Roof Decks (per plan)
- 8 Foot Interior Doors
- Modern Wrought Iron Spindles on Stairways and Balconies

- SHERWIN-WILLIAMS Interior Paint Selections
- 6" Base Moldings
- Designer Lever Hardware on Doors
- Fireplaces (per plan)
- Wall Conduits for Flatscreen TV's in Master and Living Room
- Floor Plugs in Living Room so Furnishings can Float in the Room (per plan)
- Ceiling Fans in Master and Living Room. All Bedrooms Boxed and Wired for Ceiling Fans.
- Optional Elevator Capable Plans

### Gourmet Kitchens

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- Spacious Open Gourmet Kitchens with Quartz, Quartzite or Marble Countertops
- Contemporary 42" Soft-Close Cabinetry and Modern Hardware
- Stacked Cabinets with Glass (per plan)
- HANSGROHE Fixtures
- Contemporary Natural Stone, Quartz and Tile Backsplashes
- Luxury Appliance Package Includes:
  - Fisher & Paykel 36" Five Burner Gas Cooktop
  - Fisher & Paykel Contemporary Venthood
  - Fisher & Paykel Stainless Single Oven
  - Fisher & Paykel Stainless Microwave
  - Fisher & Paykel Stainless Double Door Dishwasher
- Single Compartment Under-mount Sinks
- 1/3 Horsepower Garbage Disposals
- Ice Maker Connections for Refrigerators
- Recessed Can Lights with LED Bulbs
- Designer Pendant Lights Over Island (Per Plan)
- Under Cabinet Lighting

Continuing a policy of constant improvement, builder reserves the right to make modifications including changes, additions or deletions in the features, plans and specifications, and to substitute material of similar quality without notice or prior obligation. \*Features may be available only in specific plans and/or in specific communities. The availability of these features is subject to change without notice. Features on homes constructed prior to this printing may have different features. No representation or warranties either expressed or implied are made as to the accuracy of the information herein or with respect to the suitability, usability, feasibility, merchantability or conditions of any property herein described. Rev. 08-26-10 All Rights Reserved. ©InTown Homes 2025





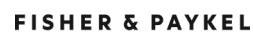
### Luxurious Master Suites

- Modern 12x24 Tile Floors and Surrounds (Natural Stone per plan)
- Contemporary Soft Close Cabinetry
- Dual Vanities
- Framed Mirrors
- Quartz or Marble Counter tops with Rectangular Under-mount Sinks
- HANSGROHE Contemporary Plumbing Fixtures
- Shower head and Hand-Held Sprayers in all Baths
- Luxurious Free Standing or Soaking Tubs
- Frameless Glass Shower Enclosures
- Oversized Walk-in Closets

### Quality Construction

- Five-point Extensive Inspection Process: Structural, Frame, Exterior, Air Filtration, and Quality Assurance
- 2 x 6 Exterior Walls with R-19 Insulation
- Engineered, Certified and Inspected Foundations
- Engineered Flooring Systems
- Full Security Systems Prewires
- CAT6 Wiring for Phone and Home Internet
- Pre-Wired for Surround Sound in Living and Game
- HVAC Lennox/Trane 16 SEER Dual Stage Smart Thermostats and Zoned Floors
- Tankless Water Heaters
- Electric Car Plugs in all Garages
- 2 Security Camera Prewires (Per Plan)
- 2-3 WIFI Access Points (Per Plan)

## Building Partners



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