

EDDY STREET
COMMONS



RESIDENTIAL

standard FEATURES



champions way city homes

STANDARD FEATURES

EXTERIOR BUILDING FINISHES

- Traditional brick & stone architecture per building elevations
- Private balcony with powder coated aluminum railings per plan
- Certainteed Landmark® 30-year dimensional shingles
- Steel insulated six-panel entry door with two glass panes per elevation
- Insulated 7' high raised panel garage door with one row of glass lighting
- 1/2 HP Python II® garage door opener with both remote & exterior touch pad entry
- Anderson "Silverline" sliding glass doors with transoms and widths per floor plan
- Single-hung Silverline vinyl windows with internal grids and individual screens
- Aluminum gutters and downspouts
- "Dusk to dawn" front coach light and rear garage light
- Powder-coated handrails at each individual front entry per plan
- Concrete garage apron and front entry with sidewalks per plan
- Common area mailboxes located at each building
- Maintenance free landscaping & irrigation

CONSTRUCTION COMPONENTS

- Soil pretreatment for pest control
- Monolithic four-inch concrete slab per floorplan
- Professionally-engineered structural framing including trusses and floors
- 3/4" OSB tongue and groove sub floor glued, nailed and screwed
- Kiln-dried 2" x 4" and 2" x 6" wall construction
- R-19 and R-13 wall insulation & R38 roof/ceiling insulation
- 1/2" OSB exterior roof sheathing with metal clips
- 11" wide 2-hour fire rated insulated wall system with air space between units for reduced sound transmission
- Residential R13 fire protection sprinkler system

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INTERIOR WALLS AND MILLWORK

- Smooth finish interior drywall walls with knockdown textured ceilings
- Drywall returns on all interior windows
- Paneled Masonite® smooth finish interior doors
- “Off-White” interior latex paint for the interior trim and doors
- Choice of standard paint color for interior walls with white ceilings
- Certainteed Ventilated® vinyl coated wire closet shelving
- Raised panel maple cabinetry in both the kitchen & baths
- Formica® laminate kitchen countertops, with 4" backsplash in a variety of standard colors
- Straight-edge granite island countertop
- Security deadbolt lock at the entry door
- Brushed nickel interior door knobs
- 36" high mirrors above all vanities

KITCHEN APPLIANCES

- 30" four-burner, glass top, stainless steel, electric range with storage drawer
- Built-in stainless steel microwave with filtered interior exhaust system
- Built-in stainless steel dishwasher featuring multi-level cycles
- 25 cubic foot stainless steel side-by-side refrigerator

FLOORING

- Ceramic tile in front entry floor, garage entry, baths and laundry
- Hardwood flooring in kitchen, dining and family room per floor plan
- Designer series carpet in all bedrooms/dens, 2nd level halls and stairs per plan
- Living room flooring dependent upon chosen floorplan

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PLUMBING AND MECHANICAL FIXTURES

- Whisbo's Aquapex plumbing supply system with 25-year limited warranty
- Mansfield elongated toilets
- One-piece cultured marble vanity tops with integral bowl and backsplash
- Low maintenance MAAX® fiberglass tub/shower and showers per unit floorplan
- Delta chrome faucets in bathroom sinks
- Delta chrome faucet in tub/shower units
- Pressure-balanced tub/shower valves
- Delta chrome kitchen faucet with single spout and spray hose
- Stainless steel double basin kitchen sink
- Badger I garbage disposal at kitchen sink
- Water rough-in for ice maker
- Lochinvar 40-gallon gas water heater
- Water softener rough-in
- Comfort Maker natural gas 92% high efficiency furnace
- Comfort Maker 13 SEER central air conditioner

ELECTRICAL AND SYSTEM PACKAGES

- Cable TV and telephone service pre-wired in each bedroom and designated living area locations
- Ceiling fan pre-wired for the living/family room and bedrooms per plan
- Kitchen recessed lighting package by Progress Lighting
- Bath vanity fixtures by Progress Lighting per plan and model
- 200 amp electrical service
- Smoke detectors with battery backup on each floor
- Carbon monoxide detector
- Weatherproof GFI outlet on rear and front entries
- Safety ground fault electrical circuits in all baths, garage and kitchen per code
- Front doorbell with chime