
Yes, It's Included!!

In Our Single Family Homes at Charlestowne Landing

**All homes come with a
Three-Car Garage**

30 year architectural roof shingles

Vaulted ceiling in great room of most ranch models

6 Panel doors w/ brushed nickel hardware

1 ½ and 2 story models have wood capped half wall
from first to second floor (per plan)

Spacesaver microwave in kitchen

Foundation drainage system with sump pit & pump

Light fixture allowance of \$500

Easy reach corner base cabinet in the kitchen (per plan)

Built in waterline for icemaker

4 – TV, Phone or Network jacks

42" wide curved entry walk

Street tree

Egress window with safety grate

Fully sodded yard (to undisturbed areas)

10' x 12' patio w/ cedar steps

Annual HOA Assessment \$300

One time HOA working capital fee of \$250 and
an assessment transfer fee of \$50 at closing.



The above items are in addition to the
T.R. Hughes Products, Features and Construction Standards.



Please consult with the community sales manager for a complete list of optional features shown in our display models.
Specifications are subject to change without notice. We reserve the right to substitute materials of equal or greater value and quality.



EXTERIOR STANDARDS

- Low-maintenance enclosed soffits and fascia
- Pre-finished aluminum gutters
- 30 Year Architectural roof shingles with 15lb. felt (entire roof)
- Low-maintenance vinyl siding
- Low-maintenance porch columns and vinyl porch railings (per plan)
- Concrete drive width of garage door(s), 6-sack mix with picture frame finish
- 3 car garage with steel overhead garage door
- Aluminum wrapped garage door frames
- Ceiling outlet for future garage door opener
- Two freeze-proof water faucets
- Two outside weather-proof GFI electrical outlets
- Insulated smooth fiberglass front door with continuous threshold system and sidelight(s) (per plan)
- Dead bolt lock on all hinged exterior doors
- Porches supported by 36" reinforced concrete wall and footing (per plan)
- Finished porch ceiling with low-maintenance soffit material and OSB backing (per plan)

ENERGY PACKAGE

- R-38 fiberglass blown ceiling insulation
- R-13 fiberglass batt wall insulation
- Full spray polyurethane insulation on band board
- Tyvek weatherization wrap
- 80% efficiency gas furnace
- 13 SEER central air conditioning
- 1 ½ or 2 Story homes have 2nd HVAC system standard (gas or electric per plan)

KITCHEN

- GE Electric smooth-top range/oven
- GE Spacesaver microwave over the range
- GE Dishwasher
- Spacesaver ice maker water line
- Garbage disposal
- 8" deep stainless steel double bowl sink with Moen chrome kitchen faucet
- Formica® laminated countertops
- No-wax sheet vinyl flooring
- Ventilated tight-wire pantry shelving (per plan)

MASTER BEDROOM AND BATH

- Cultured marble vanity top
- Moen® chrome plumbing fixtures
- Linen closet with ventilated shelving per plan
- Walk-in closet where shown with vinyl coated, continuous rod, ventilated shelving

INTERIOR STANDARDS

- Painted colonist six panel doors with 2-1/4" trim and 3- 1/4" baseboards
- Single-hung, vinyl windows with 5/8" insulated Low-e glass, drywall returns and painted wood window sill
- Window grills on the front elevation
- Satin Nickel interior door hardware
- Triple stringer support and painted skirtboard at carpeted stairs
- ½" drywall screwed and nailed
- Smooth finish painted walls and sand swirl finish ceilings
- First floor laundry room per plan
- Electric dryer hook-up
- Hall bath with cultured marble vanity top, Moen® chrome fixtures and one-piece acrylic tub/shower unit
- Elongated toilets in all bathrooms
- CPVC or Aqua Pex™ tubing on all pressured water lines
- 50 gallon gas water heater
- Water shut off at each plumbing fixture
- Black iron or stainless flex pipe for gas supplies
- All plumbing stacks held to the outside basement walls whenever possible
- Water faucet in the basement
- 200 amp electrical service with copper wiring
- Bedrooms pre-wired for switched ceiling lights
- 4 – TV, Phone or Network jacks
- Smoke detectors installed per code
- Designer white switch plate covers and outlets
- Wall to wall continuous filament carpet in the great room, family room, living room, dining area and bedrooms (per plan)
- No-wax sheet vinyl flooring in the kitchen, breakfast room, laundry room, entry foyer, master bath, hall bath and powder room (per plan)

QUALITY CONSTRUCTION FEATURES

- Engineered roof trusses
- ¾" T & G premium subfloor, glued and nailed
- 2" x 4" exterior walls, 16" on center
- OSB rigid board sheathing on exterior walls
- Full height steel reinforced concrete basement walls
- 10-year warranty program
- 5-year electrical protection plan