ESTATES AT FALLS GROVE

Interior Appointments

- 4 bedrooms with 2 full baths and a powder room
- 9 foot ceilings on first and second floors
- Hardwood flooring in the foyer and powder room
- Crown molding in the dining room and foyer
- 5 1/4" base molding through-out
- 3 1/4" casing around windows and doors
- Two-panel arch top doors with smooth finish
- Brushed nickel lever style door knobs and hinges
- Brushed nickel light fixtures through-out
- Recessed lighting package in hallways
- Structured home wiring system for Internet, cable and telephone
- Ceiling fan prewires in family room and owner's suite
- Laundry room conveniently located on second level
- Large walk-in closet in owner's suite
- Spacious unfinished basement level
- Garage walls insulated, drywalled and painted

Exterior Design Features

- Distinctive architectural designs with coordinated color palettes
- Covered front porch, per plan
- Two-car garage with garage door opener and two remotes
- Energy Star rated single-hung vinyl windows
- Upgraded exterior lighting package
- Front and rear exterior electrical outlets and hose bibs
- Landscape package
- Concrete driveways

Quality Construction & Safety Features

- Energy efficient R-30 insulation in the attic and R-15 in the exterior walls
- Efficient gas heat furnace and 13+ SEER air conditioning unit
- Programmable thermostat
- Quick-recovery 50 gallon gas hot water heater
- Smoke detectors in all bedrooms and on each level
- Security system with keypad and motion detector
- Deadbolt locks on exterior swing doors

Chef-Inspired Kitchen

- Birch cabinetry with 42 inch upper cabinets
- Large eating and prep island with pan drawers and Lazy Susan
- Separate cabinet for trash receptacle
- Granite countertops, under-mount stainless steel sink with Moen faucet
- Whirlpool appliances including 25 cu.ft. side-by-side refrigerator, gas range, microwave/hood combination with exterior venting, and multi-cycle insulated dishwasher
- Pantry with shelving
- Hardwood Flooring
- Recessed lighting

Deluxe Bath Designs

Owner's Bath Appointments

- Comfort-height vanity
- Cultured marble vanity tops with double sinks
- Spacious shower with tiled seat and separate soaking tub
- 6" x 6" ceramic tile floors and surrounds
- Chrome Moen faucets and chrome accessories
- Elongated water closets

Powder Room & Secondary Bath Appointments

- Powder room with hardwood floors, vanity and granite top
- Secondary bath with vanity, cultured marble tops, double sinks and 6" x 6" ceramic tile floors and surrounds
- Chrome Moen faucets and chrome accessories
- Elongated water closets

Comstock Homes Customer Care & Warranty

- Pre-settlement orientation with construction supervisor
- Post-settlement 30 day walk-through inspection
- 1 year post-settlement nail pop/drywall inspection
- Homeowners Maintenance and Warranty Service manual
- Limited 1 year warranty
- Customer care department with 24 hour emergency line or convenient online request for service

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Luxury Appointments are subject to change without notice.

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