

# TOWNES AT MAXWELL SQUARE

## Interior Appointments

- 3 bedrooms with 2 full baths and 2 powder rooms
- 9 foot ceilings on the first and second floors
- Spacious loft
- 12" x 12" ceramic tile or hardwood in the foyer
- Crown molding in the dining and living room
- 5 1/4" base molding through-out
- 3 1/2" 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
- Structured home wiring system for Internet, cable and telephone
- Ceiling fan prewire in owner's suite
- Large walk-in closet in the owner's suite
- Laundry room conveniently located on second floor
- Garage walls insulated, drywalled and painted

## Exterior Design Features

- Distinctive architectural designs with coordinated color palette
- Two-car garage with garage door opener and two remotes
- Deck with trellis off the ground floor
- Front and rear electrical outlets and hose bibs
- Efficient double-hung wood windows
- Seamless aluminum gutters with downspouts
- Landscape package

## Quality Construction & Safety Features

- 2" x 6" exterior wall construction
- Energy-efficient R-49 insulation in the attic and R-21 in exterior walls
- Dual-zone heating and cooling with gas heat furnace (zone 1) and 13+ SEER air conditioning units
- Two programmable thermostat
- Quick-recovery 50 gallon gas hot water heater
- Smoke detectors in all bedrooms and each level
- Fire sprinkler system with concealed heads through-out
- 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 (per plan)
- Granite countertops, under-mount stainless steel sink and Moen faucet
- Whirlpool appliances with including 25 cu. ft. side-by-side refrigerator, gas range, microwave/hood combination with exterior venting and multi-cycle insulated dishwasher
- Pantry storage 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
- 6" x 6" ceramic tile floor and surrounds
- Chrome Moen faucets and chrome accessories
- Elongated water closets

### Powder Room & Secondary Bath Appointments

- Powder room (Frederick) with pedestal sink and hardwood flooring
- Powder room (George) with vanity, granite top and hardwood flooring
- Secondary baths with vanity, cultured marble tops 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 your 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