

TOWNES AT SHADY GROVE METRO



Townes At Shady Grove Metro from the low \$600s

Rockville, Maryland

Set in one of Montgomery County's most appealing communities, offering 36 townhomes with 2,460 square feet, in a transit-friendly neighborhood. Located across the street from the Shady Grove Metro Station, at the terminus of Metro's Red Line.

The Townes at Shady Grove Metro reflect distinctive architectural design, with thoughtful detailing that complements the ambience of the surrounding neighborhood. Features include:

- Four level brick front townes with private two-car garage
- Four bedrooms, four full baths and powder room
- Opulent owner's suite with luxurious bath and large walk-in closet
- Well appointed kitchens with designer cabinets, granite countertops, state-of-the-art appliances, oversized eating and prep island with pan drawers
- Fourth floor loft with wet bar and rooftop terrace
- Deck off second floor

Major thoroughfares, including ICC/MD 200, I-270, I-495, and I-95 are all easily accessible.

You may request information by contacting:
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Phone: 301.880.1222

TOWNES AT SHADY GROVE METRO

Interior Appointments

- 4 bedrooms with 4 full baths and a powder room
- 9 foot ceilings on the second floor
- 12" x 12" ceramic tile or hardwood in the foyer
- Crown molding in the dining and great 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 prewires in great room and owner's suite
- Classic oak staircases with stained treads and painted risers
- Large walk-in closet in the owner's suite
- Spacious loft on 4th floor with wet bar
- Garage walls insulated, drywalled and painted

Exterior Design Features

- Distinctive architectural designs with coordinated color palettes
- Brick front
- Brick stoops with wrought iron rails (per plan)
- Two-car garage with garage door opener and two remotes
- Deck off second floor
- Front and rear electrical outlets and hose bibs
- Energy Star rated single-hung vinyl windows
- Seamless aluminum gutters with downspouts
- Low maintenance vinyl soffit with aluminum clad fascia
- Landscape package
- Roof top terrace

Quality Construction & Safety Features

- Energy-efficient R-49 insulation in the attic and R-21 in the exterior walls
- Dual-zone heating and cooling, both with efficient gas furnaces and 13+ SEER air conditioning units
- Two programmable thermostats
- Quick recovery 50 gallon gas hot water heater
- Smoke detectors in all bedrooms and each level
- Fire sprinkler system through-out
- Security system with keypad and motion detector
- Deadbolt locks on exterior swing doors

Chef-Inspired Kitchens

- Birch cabinetry with 42 inch upper cabinets
- Large eating and prep island with pan storage drawers
- Separate cabinet for trash receptacle
- Granite countertops, under-mount stainless steel sink and 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
- Hardwood flooring
- Walk-in pantry storage with shelving
- Recessed lighting

Deluxe Bath Designs

Owner's Bath Appointments

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

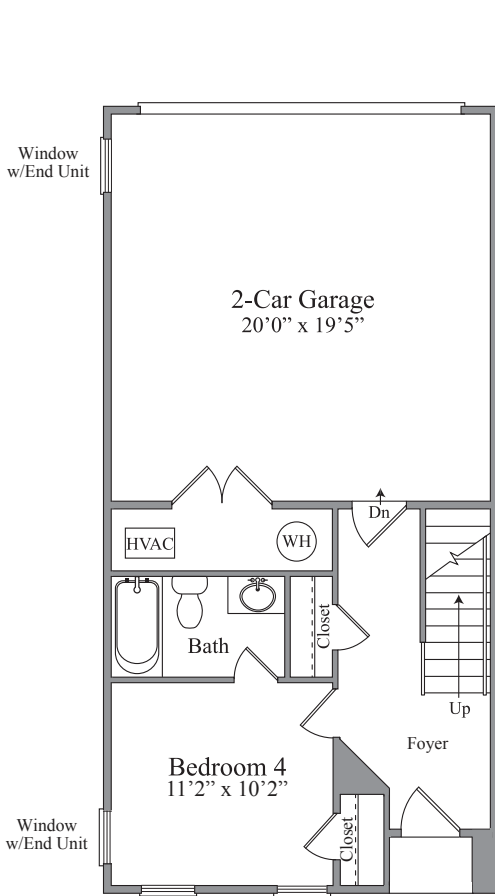
Powder Room & Secondary Bath Appointments

- Powder room with hardwood floors, vanity and granite top
- 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

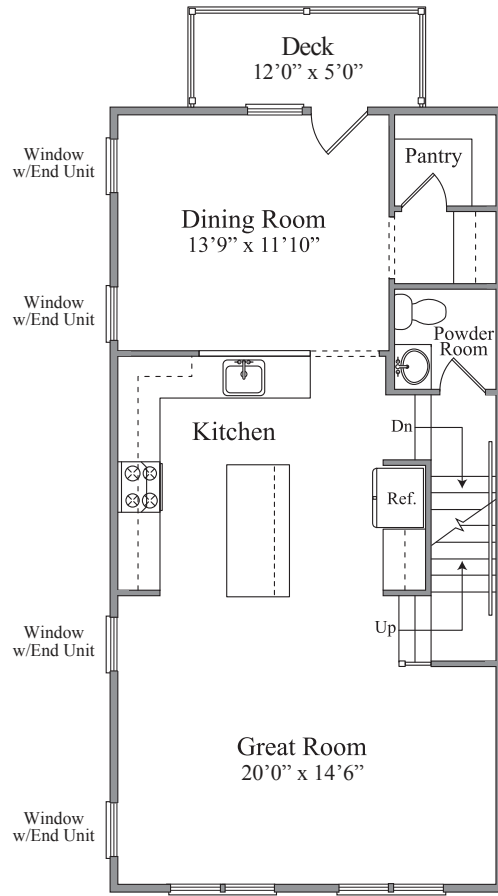
Comstock Homes Customer Care & Warranty

- Pre-settlement orientation with your construction supervisor
- Post-settlement 30 day walk-thru 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

THE GRAHAM

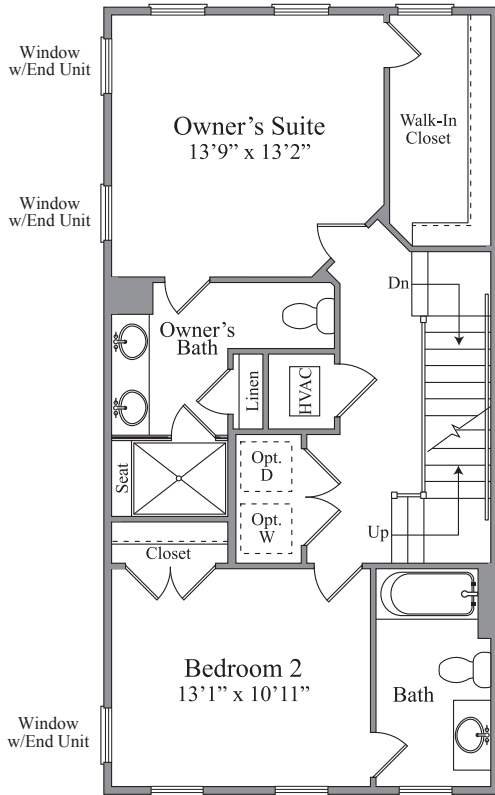


Ground Floor

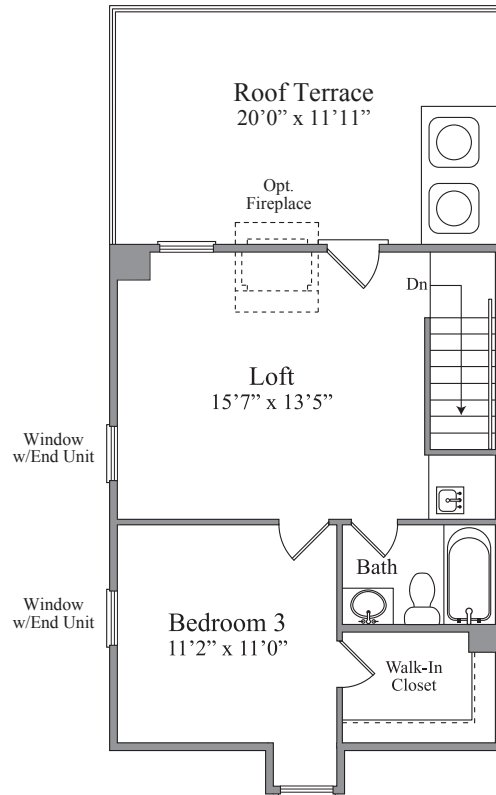


Second Floor

THE GRAHAM



Third Floor



Loft

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