

Interior Features

- ◆ Low-E Insulated Glass Vinyl windows
- ◆ 92% Efficiency Gas Furnace
- ◆ Central Air Conditioning
- ◆ 50 Gallon Water Heater
- ◆ Whole House Humidifier
- ◆ Programmable Digital Thermostat
- ◆ Full Basement with 9' nominal ceiling height
- ◆ Choice of wall paint color
- ◆ Cat 5e Phone & Cable TV outlets (4 Locations)
- ◆ Generous Allowances for Carpet, Tile, Appliances, and Lighting
- ◆ 2 Panel Painted Solid Core Interior Swing Doors
- ◆ 5 1/4" Premium painted base trim & 3 1/2" premium painted trim door casing on first floor
- ◆ 9' Ceilings on First Floor
- ◆ Optional Tray Ceiling in Master Bedroom
- ◆ Bay Window in Dining Room Optional
- ◆ Bay Window in Master Bedroom Optional
- ◆ 3 1/4" Oak Wood Flooring in Foyer, Kitchen, Powder Room, & Dining Room (per plan)
- ◆ Chrome Schlage® interior Door Hardware
- ◆ Free-Slide Wire Closet Shelving

Exterior Features

- ◆ Concrete Driveways and Service Walks
- ◆ Each duplex building will have a unique exterior of either brick or upgraded stone complimented with Fiber Cement Siding
- ◆ 2 Car Attached Insulated, Drywalled, & Painted Garage with Automatic Door Opener (2 transmitters), Keyless Entry, and Insulated Garage Door
- ◆ Maintenance free aluminum soffits, gutters, and downspouts
- ◆ Two water spigots per home
- ◆ Limestone Address Block
- ◆ 30 year Class A Shingled Roof
- ◆ 8 x 12 Concrete Patio
- ◆ Professionally Landscaped Lot

Kitchen Features

- ◆ Quality Flat Panel Maple Cabinetry with Staggered Height Upper Cabinets. Including Built-in Refrigerator Cabinet and Pull Out Waste/Recycle Bin.
- ◆ Granite Countertop with Tile Backsplash
- ◆ Granite Breakfast Bar per plan
- ◆ Pantry per plan
- ◆ Stainless Steel Gas Range
- ◆ Stainless Steel Dishwasher
- ◆ Stainless Steel Microwave
- ◆ Garbage Disposal
- ◆ Stainless Steel under-mount sink with Moen Chrome Single-Handle Pullout Spray Faucet
- ◆ Plumbing for Icemaker Line

Bathroom Features

- ◆ Master Bath includes: Flat Panel Maple Cabinetry, Granite Countertop with 3" backsplash and 2 under-mount sinks, Tiled Wall Shower with Fiberglass Base, One Decorative Framed Mirror over each sink, Linen Closet (per plan)
- ◆ Powder Room includes: Kohler® Devonshire Pedestal Sink
- ◆ Hall Bath Includes: Single bowl vanity with granite top, Maple Cabinetry, Cast Iron Tub with Tile Surround Shower
- ◆ Kohler Wellworth® Toilets with elongated bowls
- ◆ Moen Chrome Faucets

For Low Maintenance Living

Your monthly assessment provides:

- ◆ Maintenance of common and exterior areas: lawn cutting, roof replacement, shrub and tree trimming, weed control, etc.
- ◆ Snow Removal on Driveways and Private Service Walks
- ◆ Common Property Liability & Casualty Insurance
- ◆ Lawn Irrigation System
- ◆ Management and Administrative Services for Townhome Association

The association fees are estimated to be \$255 per month for 2018, which will be determined in accordance with Illinois law. A \$200 one-time fee will be due at closing for the Association Reserve Account.

- ◆ 1-Year Limited Warranty is provided

Information is deemed accurate, but is subject to change without notice.

Villas of Ginger Woods

(630) 665-1200 / www.VillasOfGingerWoods.com