

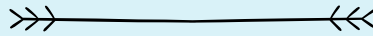


MILL&MAIN
TOWNHOMES OF FONTANA

#120 MAIN STREET

STARTING AT \$469,900

WHAT'S INCLUDED



INTERIOR OVERVIEW

- 3 BEDROOMS AND 2 ½ BATHROOMS
- 2120 SQUARE FEET OF LIVING SPACE
- 9' DINING AND LIVING ROOM CEILINGS IN MAIN LIVING AREA
- 8' 6" BEDROOM CEILINGS
- 9' 6" SECOND FLOOR MASTER TRAY CEILING
- 3-1/2" CASING, 5-1/2" BASEBOARDS
- 6 PANEL SOLID CORE DOORS
- LARGE CLOSETS WITH WIRE SHELVING
- CARBON MONOXIDE / SMOKE DETECTORS ON EACH FLOOR (3)
- SMOKE DETECTOR WITH BATTERY BACK-UP IN EACH BATHROOM
- ENTRY DOOR CHIME
- OIL BRONZE DOOR HARDWARE
- 4 CABLE JACKS
- LUXURY VINYL PLANK FLOOR ON 1ST FLOOR KITCHEN, AND POWDER ROOM
- WALL TO WALL CARPETING IN DINING ROOM, LIVING ROOM, ALL BEDROOMS, CLOSETS, AND HALLWAY ON 2ND FLOOR
- WALL TO WALL CARPETING IN OPTIONAL FAMILY ROOM ON GROUND FLOOR
- CARPETING ON ALL STAIRS
- TILE IN MASTER BEDROOM AND HALL BATHROOM
- LUXURY VINYL PLANK FLOORING IN ENTRY HALL
- GARAGE WITH GFI CIRCUITRY
- GARAGE DOOR OPENER AND REMOTE CONTROL

ENERGY EFFICIENT FEATURES

- WHOLE HOUSE AIR INFILTRATION BARRIER SYSTEM
- R19 SIDEWALL INSULATION WITH VAPOR BARRIER
- R36 ATTIC INSULATION WITH VAPOR BARRIER
- AIR RETURNS IN ALL BEDROOMS AND LIVING AREAS
- 92% EFFICIENT FORCED AIR ENERGY EFFICIENT GAS FURNACE
- 13+ SEER AIR HIGH EFFICIENT AIR CONDITIONING CONDENSER & AC SYSTEM
- HIGH EFFICIENCY POWER VENT 50 GALLON HOT WATER HEATER



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THE KITCHEN

- WHITE MAPLE SHAKER CABINETS
- 42" UPPER CABINETS
- STAINLESS STEEL KITCHEN SINK
- DELTA OR KOHLER FAUCET WITH SPRAY
- GRANITE COUNTERTOPS
- STAINLESS STEEL MULTI-FUNCTION, ENERGY-SAVING DISHWASHER
- GARBAGE DISPOSAL
- STAINLESS STEEL OVEN / RANGE
- STAINLESS STEEL MICROWAVE OVEN

THE BATHROOMS

- WHITE OR GREY MAPLE SHAKER VANITIES
- DOUBLE BOWL VANITIES IN BOTH MAIN AND MASTER BATHS
- CULTURED MARBLE VANITY TOPS WITH RECTANGLE SINK BOWLS
- CERAMIC FLOOR TILE
- FIBERGLASS TUB & SHOWER SURROUNDS
- DELTA BATH FAUCETS
- FULL-SIZE MIRRORS
- DELTA OR KOHLER TOILETS
- GFI IN ALL 3 BATHROOMS
- EXHAUST FAN IN ALL 3 BATHROOMS

EXTERIOR OVERVIEW

- BRICK AND LP SMART SIDING
- INSULATED PATIO DOOR WITH SCREEN
- VINYL DOUBLE HUNG LOW-E ARGON GAS FILLED INSULATED GLASS WINDOWS
- WINDOW GRILLS AS SHOWN ON PLANS
- 6 PANEL SOLID FRONT DOOR WITH WEATHER STRIPPING
- 2 BALCONIES WITH VIEW
- 9' X 7' INSULATED STEEL DESIGNER OVERHEAD GARAGE DOOR
- FRONT AND REAR EXTERIOR GFI OUTLETS
- FRONT AND REAR FROST-PROOF EXTERIOR SILLCOCKS
- ALUMINUM GUTTERS AND DOWNSPOUTS
- CONCRETE FRONT WALK
- SCREENED IN PORCH IN REAR
- PRIVATE PATIO IN REAR
- PRIVATE BACK YARD WITH FENCE
- LANDSCAPED FRONT AND REAR YARD WITH TREES SHRUBS, AND PERENNIALS



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AVAILABLE UPGRADE OPTIONS

- ALL UNITS HAVE OPTIONAL UPGRADE FOR 2ND FAMILY ROOM ON GROUND FLOOR, OR LEAVE AS 2 TANDEM GARAGE SPACES
- 2 CAR GARAGE OR 1 CAR GARAGE PLUS FIRST FLOOR FAMILY ROOM
- CHANGE SCREENED IN PORCH TO 3 SEASON ROOM
- GROUND FLOOR MUDROOM LOCKERS
- GROUND FLOOR WALK IN CLOSET
- LIGHTING ALLOWANCE UPGRADES
- TILE UPGRADE OPTIONS
- HARDWARE UPGRADES
- MASTER CLOSET SYSTEM
- KITCHEN BACKSPLASH OPTIONS
- KITCHEN COUNTERTOP QUARTZ OPTIONS
- STAINLESS STEEL REFRIGERATOR WITH ICE-MAKER
- GAS FIREPLACES AVAILABLE IN SOME OF THE UNITS
- ¾ INCH RED OAK HARDWOOD FLOORS ON 2ND FLOOR KITCHEN, DINING ROOM, LIVING ROOM, AND POWDER ROOM
- HARDWOOD FLOORS IN PLACE OF CARPET/TILE
- WASHER & DRYER AND INSTALL



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