

Madison Crossing at Birch Hill Villa and Townhomes Outstanding Standard Features

Exterior

- Partial brick/stone fronts (per plan)
- Maintenance free vinyl siding /vinyl shakes
- 30 Year dimensional roof shingles
- Aluminum downspouts and gutters
- Insulated fiberglass entrance door system
- Deck or patio (per plan)

Flooring

- Hardwood flooring in foyer, kitchen and breakfast nook
- Ceramic floor tile in master bath, main bath and powder room
- Vinyl flooring in the laundry room
- Wall to wall carpeting in living room, dining room and bedrooms

Master Bath

- Kohler soaking tub with tile platform (per plan)
- Separate glass enclosed shower (per plan)
- Furniture quality vanity with cultured marble countertop and sink(s)
- Full width mirror over vanity
- Volume ceilings (per plan)
- Color coordinated Sterling by Kohler plumbing fixtures
- Kohler single lever faucets

Main Bath

- Furniture quality vanity with cultured marble countertop and sink(s)
- Full width mirror over vanity
- Color coordinated Sterling by Kohler plumbing fixtures
- Kohler single lever faucets

Powder Room (per plan)

- Kohler/Sterling pedestal sink
- Oval mirror over pedestal sink
- Kohler single handle faucet

Kitchen / Breakfast

- Beautifully crafted furniture quality cabinetry with 42" upper cabinets
- Granite Kitchen countertop only
- Whirlpool self cleaning gas range
- Whirlpool recirculating microwave
- Whirlpool multi-cycle dishwasher

Comfort And High Styling

- Vinyl single hung, tilt out windows with screens and grills
- Sliding glass patio door with screen
- Custom oak stair railing and painted poplar spindles (per plan)
- Walk-in master bedroom closet(s) (per plan)
- Ventilated closet shelving
- Raised panel masonite interior doors
- Lever style interior door hardware
- Crown molding in foyer (per plan)
- Chair rail in living/dining room (per plan)

Plumbing & Electric

- 150 Amp electrical service
- 3 Pre-wired phone jacks
- 3 Pre-wired cable jacks
- Front and rear exterior electrical outlets (townhomes and villas only)
- Rear electrical outlet on patio/deck (per code)

Energy Savings

- Honeywell electronic programmable digital thermostat
- Energy efficient 50 gallon gas hot water heater
- High efficiency R-30 attic and R-13 wall insulation
- 2 Zone energy efficient gas forced air heat 2 Zone energy efficient air conditioning Villas/Townhomes only

Safety Features

- UL approved smoke detectors
- All copper wiring
- GFI electrical safety outlet(s) in bathrooms, kitchen, garage and exterior

Community Amenities

- Underground utilities
- Public sewer and water
- Natural gas
- Street lights
- Belgian block curbing at street
- Heated outdoor swimming pool Two tennis courts
- Clubhouse
- Professionally designed and maintained landscaping and building exterior

Personalized Service And Warranty

- Pre-priced options permit a full range of additional personalized features to fit your particular needs
- 10 Year state approved limited warranty with Residential Warranty Corporation