

# H&H HOMES' CARRIAGE CROSSING @ TOWNE POINTE

## INCLUDED FEATURES

### EXTERIOR FEATURES

- TIMELESS BRICK or STONE APPOINTED EXTERIOR ACCENTS (PER PLAN)
- ENGINEERED MONOLITHIC SLAB FOUNDATION
- LOW MAINTENANCE VINYL SIDING, VINYL SHAKES AND TRIM, DECORATIVE SHUTTERS (PER PLAN)
- SINGLE HUNG LOW-E VINYL WINDOWS WITH TILT OUT BOTTOM SASHES, HALF SCREENS AND GRIDS
- 7' HIGH GARAGE DOOR WITH DECORATIVE HINGES AND HARDWARE AND GLASS - STANDARD W/ OPENER & TWO REMOTES
- UPGRADED 30 YEAR ARCHITECTURAL SHINGLES
- 5" OGEE STYLE GUTTERS WITH BAKED WHITE ENAMEL FINISH (FRONT ONLY)
- CONTINUOUS RIDGE VENTILATED ROOF SYSTEM
- COVERED REAR PORCH
- DECORATIVE RAISED PANEL FIBERGLASS INSULATED FRONT DOOR
- PROFESSIONALLY DESIGNED LANDSCAPING PACKAGE INCLUDES FOUNDATION PLANTINGS AT FRONT AND SOD TO REAR CORNERS OF HOUSE
- COVERED REAR PORCH
- 2 CONVENIENTLY LOCATED EXTERIOR HOSEBIBS AND ELECTRICAL RECEPTACLES
- 2 FLOOD LIGHTS - ONE ON EACH END OF THE HOUSE

### DESIGNER KITCHEN

- GRANITE COUNTERTOPS WITH UNDERMOUNT STAINLESS STEEL SINK
- 36" - 42" TIERED KITCHEN CABINETS WITH CROWN MOLDING AND REFRIDGERATOR END PANEL
- DESIGNER CERAMIC TILE BACKSPLASH AROUND KITCHEN CABINETS
- WHIRLPOOL STAINLESS STEEL APPLIANCE PACKAGE INCLUDES SMOOTH-TOP SELF CLEANING RANGE, OVER THE RANGE MICROWAVE AND DISHWASHER
- DELTA LELAND® PULL-OUT FAUCET W/ MagnaTite® DOCKING
- 1/3 HP GARBAGE DISPOSAL

### ENERGY SAVING FEATURES

- TRANE ComfortLink® Remote Thermostat TO HELP YOU CONNECT TO YOUR HOUSE
- UPGRADED 14 SEER ENERGY EFFICIENT HEAT PUMP WITH PROGRAMMABLE THERMOSTATS
- R-VALUES OF R-30 IN CEILINGS AND R-19 IN WALLS
- ZIP® WALL ENGINEERED WALL SHEATHING TO DECREASE AIR INFILTRATION
- PROGRESSIVE Void-free framing AND VALUE ENGINEERED HOUSE PLANS
- CONTINUOUS RIDGE VENTILATED ROOF SYSTEM
- LOW-E WINDOWS
- ENERGY EFFICIENT 50 GALLON ELECTRIC WATER HEATER
- CEILING FANS IN FAMILY ROOM AND MASTER BEDROOM; PREWIRED IN ALL BEDROOMS

### INTERIOR FEATURES

- 9' SMOOTH CEILINGS DOWNSTAIRS WITH A COFFERED CEILING IN THE DINING ROOM AND TREYS AND VAULTS PER PLAN
- UPGRADED 5 1/4" BASEBOARD
- 2 1/2" CASING AROUND DOORS AND WINDOWS
- DISTINCTIVE COFFERED CEILING IN DINING ROOM (PER PLAN)
- TIMELESS 2-PIECE CHAIR RAIL IN FOYER, DINING ROOM, BREAKFAST NOOK
- ELEGANT PICTURE FRAME ACCENTS IN DINING ROOM
- 2 PANEL "CLASSIC" ARCHED INTERIOR DOORS
- OIL RUBBED BRONZE DOOR HARDWARE THROUGHOUT
- ARMSTRONG GRAND ILLUSIONS® FLOORING IN FOYER, DINING ROOM, AND KITCHEN/NOOK
- BUYER'S CHOICE OF SELECTED DESIGNER CARPET COLORS
- DECORATIVE LIGHT FIXTURES IN FAMILY ROOM, DINING ROOM AND MASTER BEDROOM
- 36" GAS FIREPLACE WITH CUSTOM PAINTED MANTEL, & BLACK SLATE SURROUND
- LAUNDRY CABINET ABOVE WASHER AND DRYER W/ CROWN
- 21ST CENTURY WIRING SYSTEM INCLUDES 5.1 SURROUND PRE-WIRE, ARLINGTON BOX W CONDUIT, CAT5 PANEL WIRING AND RG6 CATV
- DESIGNER LIGHTING PACKAGE TO INCLUDE RECESS LIGHTING IN KITCHEN AND MASTER BATH

### BATHROOM FEATURES

- DELUXE MASTER SHOWER WITH UPGRADED 30" SHOWER DOOR W/ IN-LINE PANEL
- UPGRADED 2 in 1 DELTA IN2ITION® SHOWER HEAD
- DESIGNER OIL RUBBED BRONZE PLUMBING FIXTURES AND BATH ACCESSORIES
- MASTER BATH AND SECONDARY BATHS HAVE DOUBLE VANITY
- HALF BATH INCLUDES PEDESTAL SINK AND OVAL MIRROR
- ALL BATHS INCLUDES PREMIUM WHITE CULTURED MARBLE COUNTERTOPS
- MAINTENANCE-FREE VINYL FLOORING IN ALL BATHS

### CUSTOMER CARE

- GEMS® GREAT EXPECTATION MANAGEMENT SYSTEM TAILORS YOUR BUYING EXPERIENCE
- PRE-CONSTRUCTION CONFERENCE & NEW HOME CLOSING ORIENTATION
- COMPREHENSIVE QUALITY ASSURANCE PROGRAM
- ONE YEAR BUILDER WARRANTY
- IN-HOUSE FINANCING AVAILABLE THROUGH HOMEFRONT MORTGAGE
- FULL TIME WARRANTY STAFF
- ON-LINE WARRANTY CLAIMS SUBMISSION AVAILABLE



**Towne Pointe**  
**Jacksonville**

NOTE: THE SELLER RESERVES THE RIGHT TO MAKE SUBSTITUTIONS IN PRODUCTS AND MATERIALS WHEN DEEMED NECESSARY BY BUILDER, IN ITS SOLE DISCRETION. THE INFORMATION ABOVE MAY CHANGE WITHOUT NOTICE PRIOR TO A FULLY EXECUTED CONTRACT. ALL UPGRADE CHARGES, COST AND EXPENSES SHALL BE PAID AT THE TIME OF ISSUANCE OF CHANGE ORDER. SAID UPGRADE CHARGES, COST AND EXPENSES ARE NON-REFUNDABLE FORETABLE EXPENSES AND SHALL NOT BE REFUNDED TO BUYER UNDER ANY CIRCUMSTANCES.