



## Included Features at Village at Oakland Springs Townhomes

### Community Features

- Professionally Designed Landscape Packages w/ Irrigation
- Professionally Managed HOA w/ Amenities
- Walk to retail & restaurants
- Amenity Center w/ pool, clubhouse, and gym

### Distinctive Exteriors

- Raised Slab Foundations
- Low Maintenance Brick and Hardie Exteriors
- Architectural Shingles w/ Limited Lifetime Warranty
- Stain-Grade Fiberglass Front Door with Handleset & Deadbolt
- Low-Maintenance & Energy Efficient Vinyl Windows (Single Hung)

### Interior Features

- 10' smooth ceilings first floor and 9' on the second
- Delaney Callan - Carlyle or Bennett Door Hardware - Choice of Satin Nickel or ORB
- Life-proof and low-maintenance LVP in the Foyer, Kitchen, Dining, Family and Powder
- Technology Package Includes RG6 cable outlets & CAT5 phone outlets in the Family & Bedrooms, a fiber internet Pre-Wire, plus a Security Pre-Wire
- 5-1/4" Cove Crown Molding in the Foyer, Kitchen, Dining, Family, & Master Bedroom
- 5-1/4" baseboard on Main Level, 5-1/4" baseboard upstairs
- 445 Door and Window Casing throughout
- Ceiling Fan with Light Kit in Family Room, Bedrooms, and Optional Bonus
- Stained Oak Stair Treads
- Wire shelving standard in all closets
- 2-car Carport (with privacy walls on end units)

### Designer Kitchens

- 42" Level 1 Cabinets, stained or painted with color and door style options
- Large Islands
- Maytag Stainless Steel Appliances (Gas range, in cabinet microwave, dishwasher)
- Stainless Steel Vent Hood
- Granite Countertops
- Undermount Split Stainless Steel Sink
- Delta Leland Pull-Out Spray Faucet
- Garbage Disposal
- Recessed Can Ceiling Lighting

### Luxurious Master Bath

- Large Shower with Tile Walls, Tile Floor, Shampoo Shelves, and Framed Glass Enclosure
- Raised Height Vanities with Granite Tops
- Delta Woodhurst 8" Vanity Faucets & shower trim (Chrome)
- Ceramic tile floors
- Elongated, Comfort Height toilets

### Elegant Secondary Bathrooms

- Fiberglass Tub/showers with Fiberglass Walls
- Raised Height Vanities with Granite Tops
- Delta Woodhurst 4" Vanity Faucets & shower trim (Chrome)
- Ceramic tile floors
- Elongated, Comfort Height toilets

### Home Performance / Energy Efficiency

- Energy efficient HVAC equipment (14 SEER)
- Programmable Digital Thermostats (Wifi Ready)
- R-13 wall insulation and R-30 blown attic insulation
- Air barrier and mastic duct sealing helps keeps your home warmer in the winter and cooler in the summer
- LoE<sup>2</sup> double paned single-hung vinyl windows (white)
- LP TechShield Radiant Barrier roof decking for cooler attics
- 50 Gallon Gas Water Heater
- CFL and LED Bulbs for significant Energy Savings
- Smoke and carbon monoxide detectors

### Superior Framing

- Engineered Floor Joist System
- Engineered subfloor panels
- 16" stud spacing & engineered headers
- Engineered Roof Trusses

### The Dilworth Experience

- 1 year warranty on all work and material
- 4,000sf Design Gallery with Professional Designers to walk you through a smooth and enjoyable selections process
- Milestone meetings with your Builder as the home progresses



**Exhibit "A" for Village at Oakland Springs Townhomes**

**These standard features are included in the base price of the home:**

**Exterior**

Front Door: Stain-Grade Fiberglass w/ Glass Over Bottom Panel  
 Windows: Single Hung Vinyl w/ LoE Glass. Grids per plans  
 Brick: Community Spec

**Cabinets**

Kitchen: Level 1 w/ 42" Uppers & Level 100 Hardware  
 Master Bath: Level 1  
 Powder Bath: Level 1  
 Secondary Baths: Level 1  
 Laundry Uppers: Optional / NOT Included  
 Other Built-Ins: Optional / NOT Included

**Countertops**

Kitchen: Level 2 Granite  
 Master Bath: Level 2 Granite  
 Powder Bath: Level 2 Granite  
 Secondary Baths: Level 2 Granite  
 Laundry Base: N/A

**Appliances\***

Range: Maytag 30" Range MGS8800FZ  
 Stainless Steel Hood: Maytag 30" Stainless Steel Hood - WVV57UC6FS  
 Built in Micro: Whirlpool 24" Built-In Microwave UMC5225GZ  
 Dishwasher: Maytag 24" Dishwasher w/ Top Controls - MD88989SHZ

*\*NOTE - Appliance models are updated often by the manufacturer. If one or more of these models are discontinued when it's time to install them, we will substitute with the replacement model(s)*

**Plumbing**

Master Bath: Tile Shower Walls with Kerdi Mud Bed  
 Faucets: Delta Woodhurst 8" 3532LF Chrome Locations: Master & Powder  
 Faucets: Delta Woodhurst 4" 2532LF Chrome Locations: Secondary Baths  
 Shower Door: Framed w/ Clear Glass  
 Water Heater: 50 Gallon Gas Tank  
 Gas Drops: Water Heater, Range/Cooktop

**Flooring & Tile**

Tile: Level 1 Locations: Master Bath, Full Baths, Laundry  
 LVP: Level 2 Locations: Foyer, Dining, Family, Kitchen, Laundry, Powder  
 Carpet: Level 1 Locations: Bedrooms & Bonus Room  
 Kitchen Backsplash: Level 1  
 Garage: Smooth Concrete  
 Front Porch: Broomed Concrete  
 Rear Porch: Broomed Concrete (or PT Pine if Deck Required)

*TILE NOTES - Standard Shower Tile Height is 7ft, Standard Pattern for all floors & walls is Straight Lay*

**Lighting**

Decorative Fixtures: See Lighting Package for Village at Oakland Springs  
 Undercabinet Lighting: Optional  
 Rear Porch: None

as of 4/25/20