



GRAND AT ALICE

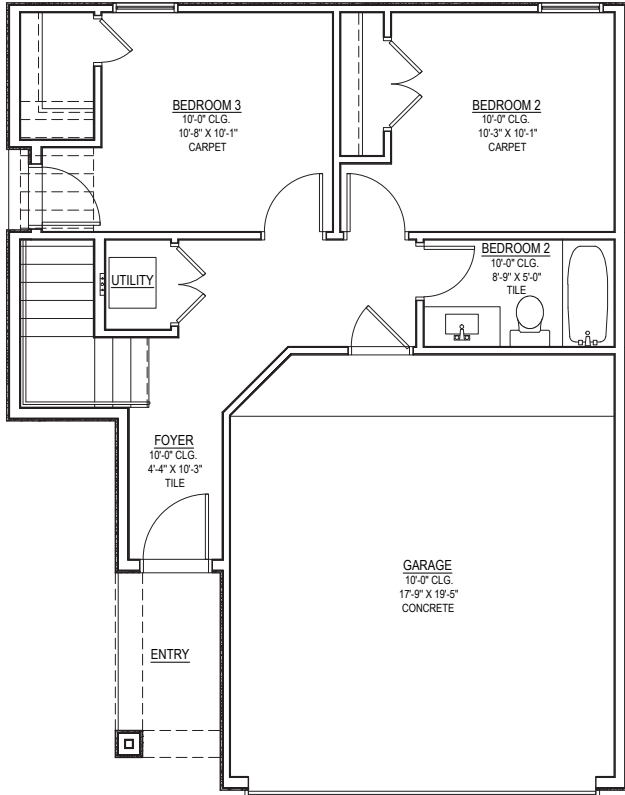


CHOICE IS THE ULTIMATE LUXURY

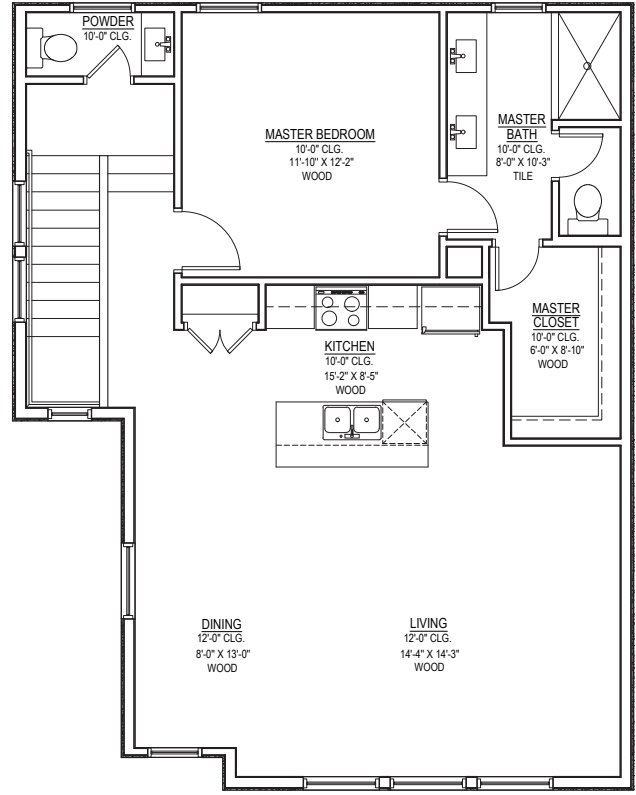


CITY HOMES
CHOICE

GRAND AT ALICE
THE HERMANN - 1,402 SQ.FT.



FIRST FLOOR



SECOND FLOOR

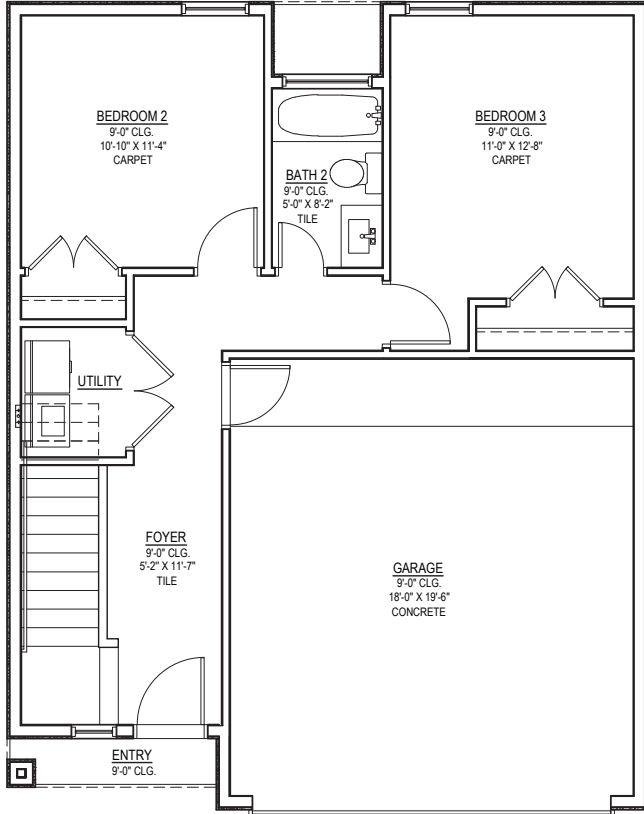


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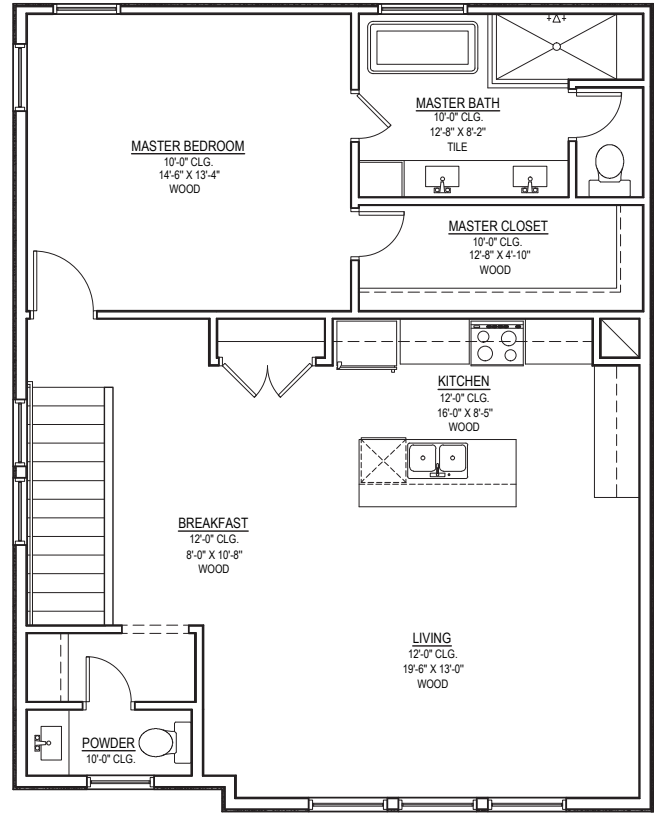


CITY HOMES
CHOICE

GRAND AT ALICE
THE COOLEY - 1,562 SQ.FT.



FIRST FLOOR



SECOND FLOOR



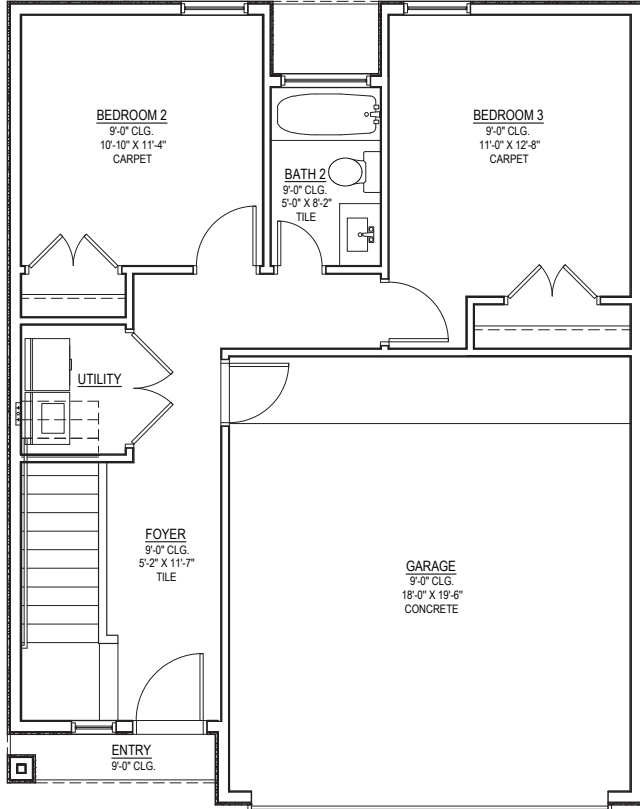
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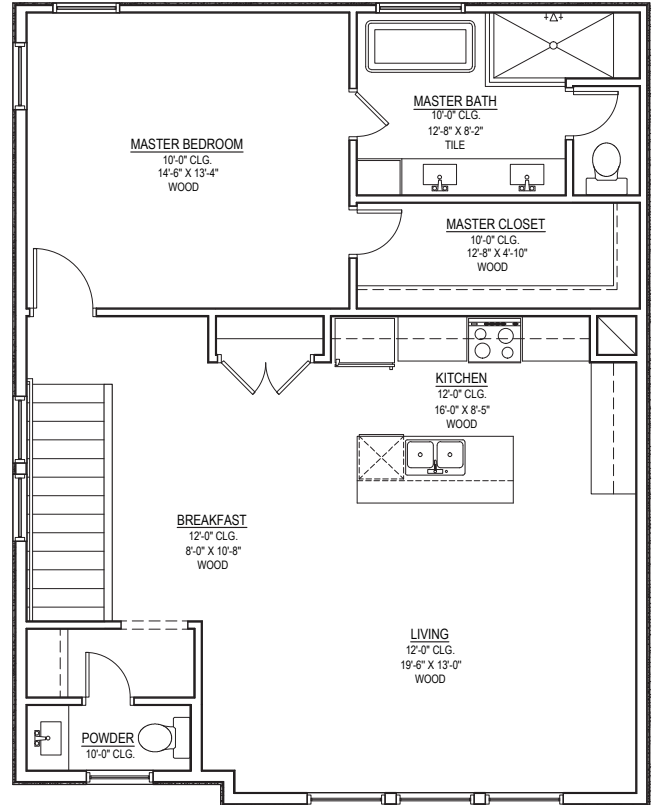
CITY HOMES
CHOICE

GRAND AT ALICE

THE FRASER - 1,562 SQ.FT.



FIRST FLOOR



SECOND FLOOR



CHOICE IS THE ULTIMATE LUXURY



CITY HOMES CHOICE

GRAND AT ALICE

FEATURES & SPECIFICATIONS

FIRST FLOOR (ENTRY WAY, FIRST BEDROOM, FIRST BATHROOM):

- Porcelain Tile in Entry Hall
- First Bedroom Carpet
- Porcelain Tile Floors in Bathroom and Shower
- Quartz Countertops
- Undermount Sink
- Moen Brushed Nickel Plumbing Fixtures

Secondary Bathroom:

- Porcelain Flooring in Shower
- Quartz Countertops
- Undermount Sink
- Moen Plumbing Fixtures
- Shaker-Style Cabinets
- Tub/Shower Combo

SECOND FLOOR (KITCHEN, DINING, LIVING ROOM):

- Wood Floors throughout Second Floor
- Wood Treads on Stairs
- Quartz Countertops
- Backsplash, White Subway Tile Backsplash
- Shaker Cabinets
- Powder Room with Pedestal Sink

APPLIANCES:

- Washer: Samsung WF42H5000AW
- Dryer: Samsung DV42H5000EW
- Dishwasher: Samsung DW80M2020US
- Cooktop: Samsung NX58K3310SS
- Microwave: Samsung ME16K3000AS
- Refrigerator: Samsung RS25J500DSR

MECHANICAL SPECIFICATIONS:

Foundation:

- Engineered Post Tension Foundation
- 3,000 PSI Concrete
- Engineered Building Pads

Frame and Cornice:

- Engineered Structural Framing
- 2"x4" Stud Grade Fire Walls, Every 16" (+or-) O.C.
- Yellow Pine Ceiling Joints 16" (+or-) O.C.
- Yellow Pine Rafters, 16" (+or-) O.C.
- 7/16" OSB Roof Decking with TechShield Radiant Barrier
- 7/16" OSB Sheathing
- Engineered Wood Trusses per Floor
- 3/4" Tongue and Groove Subfloor
- Cem Plank Siding
- All Subfloor is Glued, Nailed and Screwed
- Anthony Power Beams
- Windstorm per Plans and Codes

Windows:

- Aluminum Frame, Insulated (Double Pane), Clear Glass with Low-E

Ceiling Heights:

- 10' First Floor
- 10' and 12' Second Floor

Masonry:

- 3/4" Conventional Stucco System
- Conflex Elastomeric Coating

Roofing:

- 25 Year Roof Shingle

Air Conditioning and Heating:

- 3 Ton A/C on Two-Story Homes
- Trane Condensing Unit
- Trane Furnace
- R-8/6 Silver Flex Duct in Attic
- Programmable Thermostats

Electrical:

- All Copper Wiring throughout the House
- GFI Safety Switches where Required by Codes
- 150 AMP Main Electric Panel
- All Other Electrical Wiring as Per Floor Plans
- Recessed Can Lighting
- Chrome Fixtures in Baths; Brushed Nickel in Dining

Plumbing:

- CPVC Vents and Drain Pipes
- Black Steel Pipes for Gas
- Insulated Exposed Water Lines
- (1) Water Heater
- Moen Brushed Nickel Plumbing Fixtures

Insulation:

Area:	Material:	R-Value:	Thickness:
Exterior Walls	Batt	R-13	3.5"
Ceilings	Batt	R-19	6.25"
Attic	Blown	R-30	12"

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CITY HOMES
CHOICE

GRAND AT ALICE
SITE MAP

ALICE STREET



2920 SOLD	SHARED DRIVEWAY	2938 SOLD	2940	SHARED DRIVEWAY	2958	2960	SHARED DRIVEWAY	2980	GRAND BOULEVARD
2922 SOLD		2936 SOLD	2942		2956	2962		2976	
2924 SOLD		2934 SOLD	2944 SOLD		2954	2964		2974	
2926 SOLD		2932 SOLD	2946		2952	2966		2972	
2928 SOLD		2930 SOLD	2948		2950	2968		2970	

LEGEND

	THE HERMANN
	THE FRASER
	THE COOLEY

To learn more about this community, please contact:

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