



**PLAN A -
2495 SQFT**

**PLAN B -
3023 &
3053 SQFT**

QUALITY CONSTRUCTION FEATURES

- **2 beautiful floor plans, 4--Story**
- **Benjamin Moore quality paint**
- **Quality brick exterior**
- **High grade engineered post tension slab with piers**
- **Maintenance free Stucco Cement Board**
- **Solid Red Oak hardwood floors in the social areas**
- **Raised panel 2 car steel garage doors**
- **Garage door opener R-30 ceiling insulation**
- **R-19 exterior wall insulation**
- **R-8 ductwork insulation**
- **Dead bolts on all exterior doors**
- **30 year warranty, 3 tab shingle roofs and torched flat roof**
- **National 10 year owners warranty program**



EXTERIOR DESIGN FEATURES

- **King size antique brick exterior**
- **Maintenance free stucco cement board**
- **Brick front porch**
- **Large Dual panel vinyl windows**
- **Front and rear gutters protecting walkways and landscaping**
- **Front and back exterior electrical sockets and faucets**
- **Floating roof top deck with Downton view**
- **Iron gated community with remote opener**



INTERIOR DESIGN FEATURES

- **Alarm system with 1 key pad**
- **Pre-wire for telephone, data, tv, surround system and security cameras**
- **Spacious walk in closets with built in shelves**
- **Recess, two panel interior doors**
- **Natural stone tile in tubs, showers, step out and commode area**
- **Natural stone tile in entryway**
- **Stain resistant carpeting on 3rd staircase, in bedrooms and game room**
- **Solid Red Oak hardwood flooring in Social areas**
- **Ceiling fans in game room and bedrooms**



KITCHEN / DINING ROOM FEATURES

- **Stylish 42 inch Painted Wood Cabinetry**
- **Bosch Stainless steel appliances, including cook top, built in oven, microwave, dishwasher & refrigerator.**
- **Vent hood fan with light / vented outside**
- **Water connection for icemakers**
- **Snack station in master bedroom**
- **Natural stone countertops**
- **Large capacity garbage disposal**
- **Dual compartment stainless steel Farm sink w/ sprayer**
- **Breakfast area**
- **Kholer faucets**



ENERGY STAR PARTNER PROGRAM

- **Double paned low E-light windows**
- **16-seer energy efficient air conditioner**
- **Energy saving gas connections for dryer, furnace, stove and water heater**
- **Tankless gas water heater**
- **110 volt smoke detectors w/ battery back up**
- **Fire sprinkler system**
- **Wifi programmable thermostat**
- **All exhaust fans vented to outside**



ADDITIONAL STANDARD FEATURES

- 10 foot ceilings in 2nd and 3rd floor
- Beautiful leaded glass solid front door
- Natural stone tile fireplace surround
- Wood burning fireplace with gas starter
- Jetted tub shower package in master bath
- Tasteful his and hers sinks in master bath
- Solid oak handrails with spindles
- Elevator ready units

Copyright © Cambridge Homes At Midtown 2017. All rights reserved.