



# BENBOW PARK



To learn more about this community, please contact:

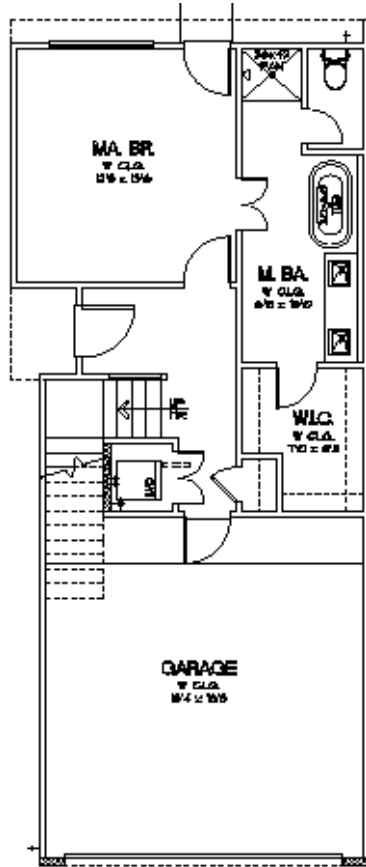
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CHOICE IS THE ULTIMATE LUXURY

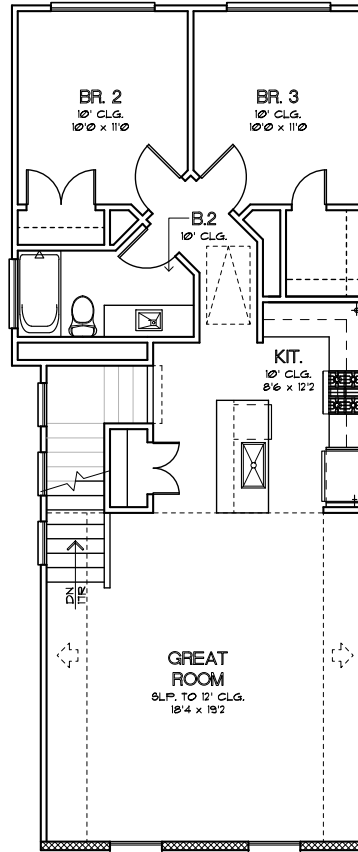


CITY HOMES  
CHOICE

BENBOW PARK  
THE JOHN - 1,440 SQ.FT.



FIRST FLOC



SECOND FLOOR

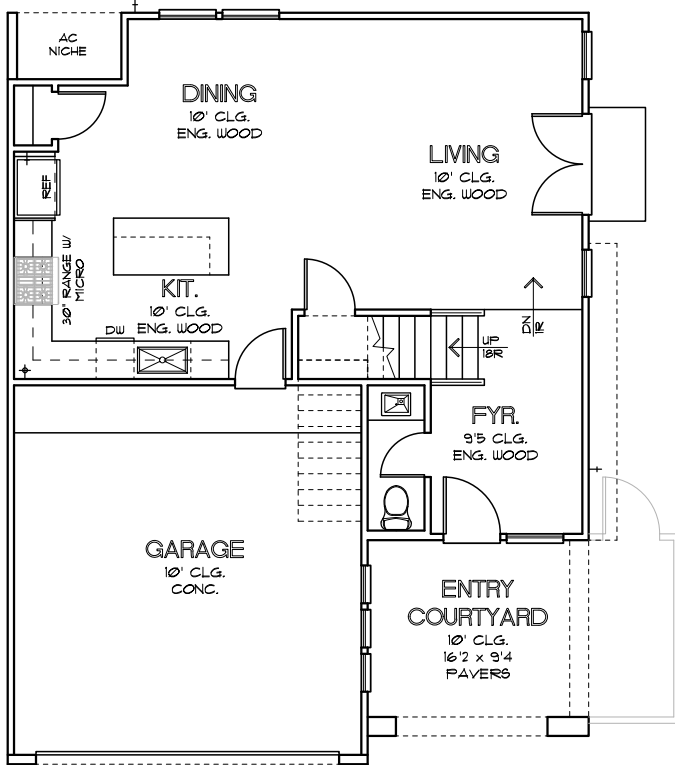


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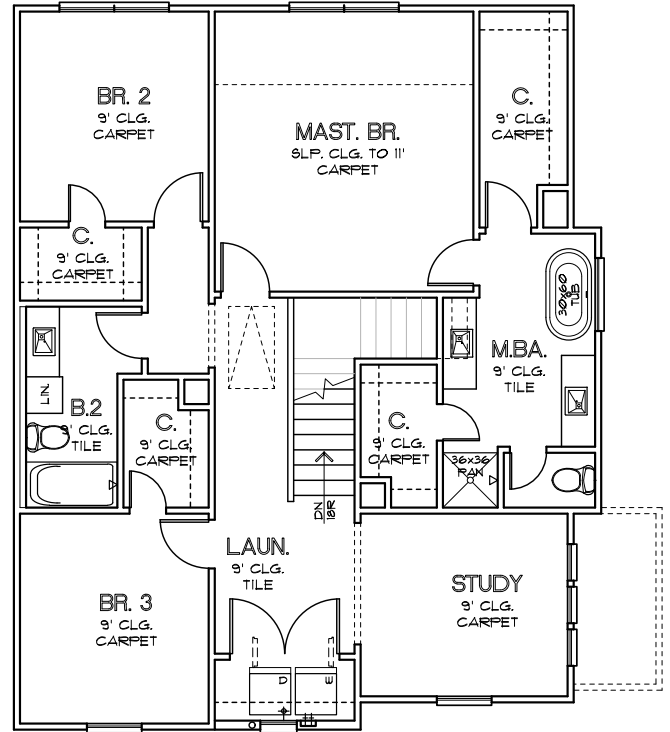


CITY HOMES  
CHOICE

BENBOW PARK  
THE WILLIAM - 1,851 SQ.FT.



FIRST FLOOR



SECOND FLOOR



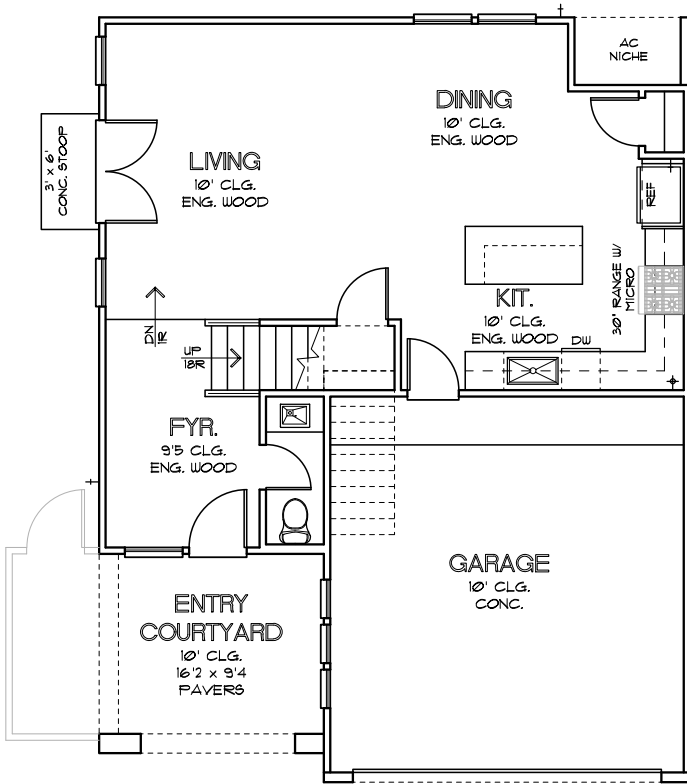
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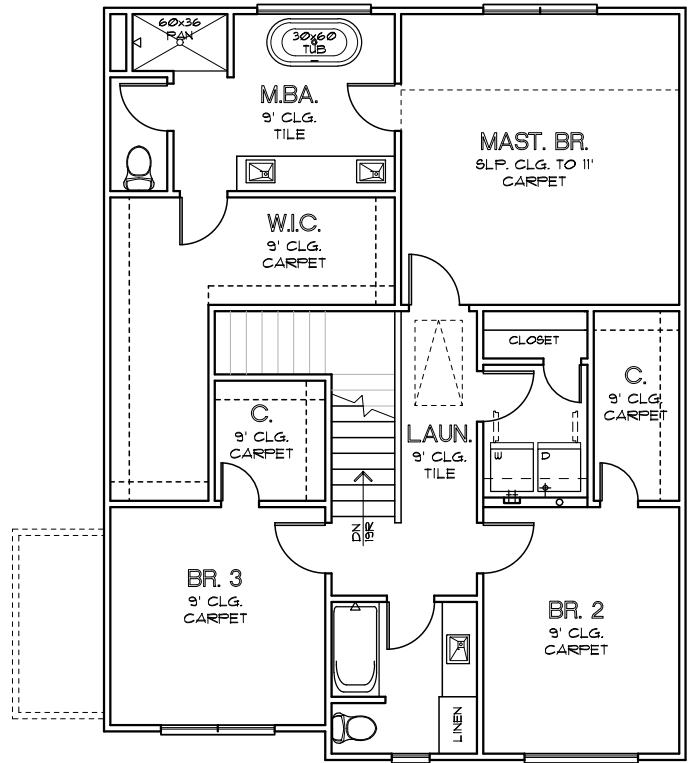


CITY HOMES  
CHOICE

BENBOW PARK  
THE ANNE - 1,822 SQ. FT.



FIRST FLOOR



SECOND FLOOR



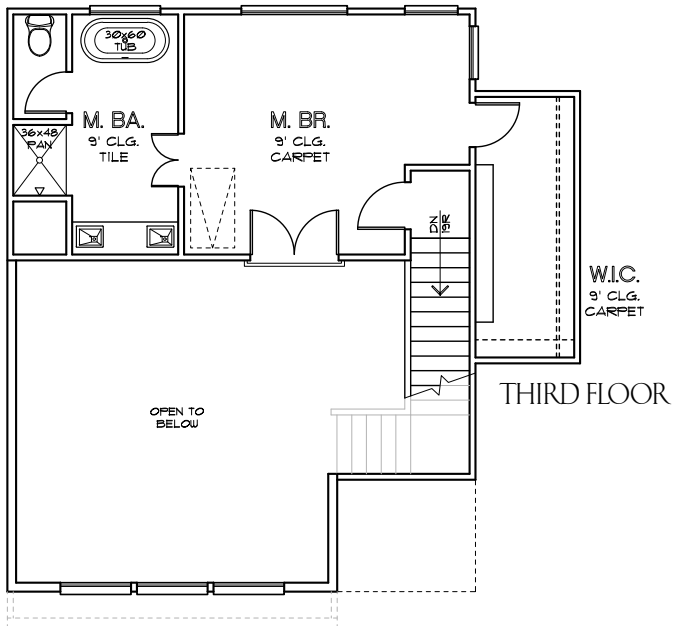
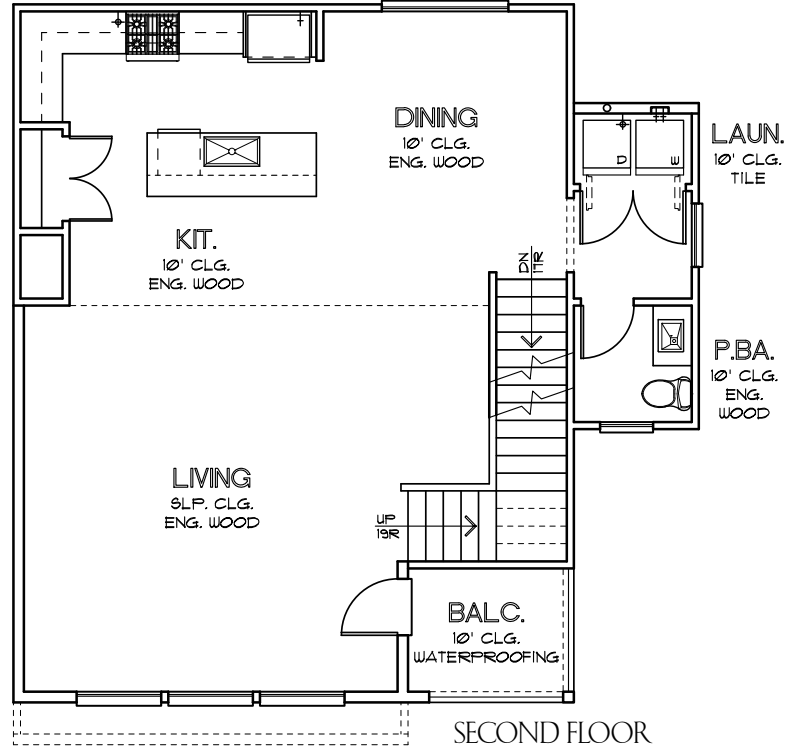
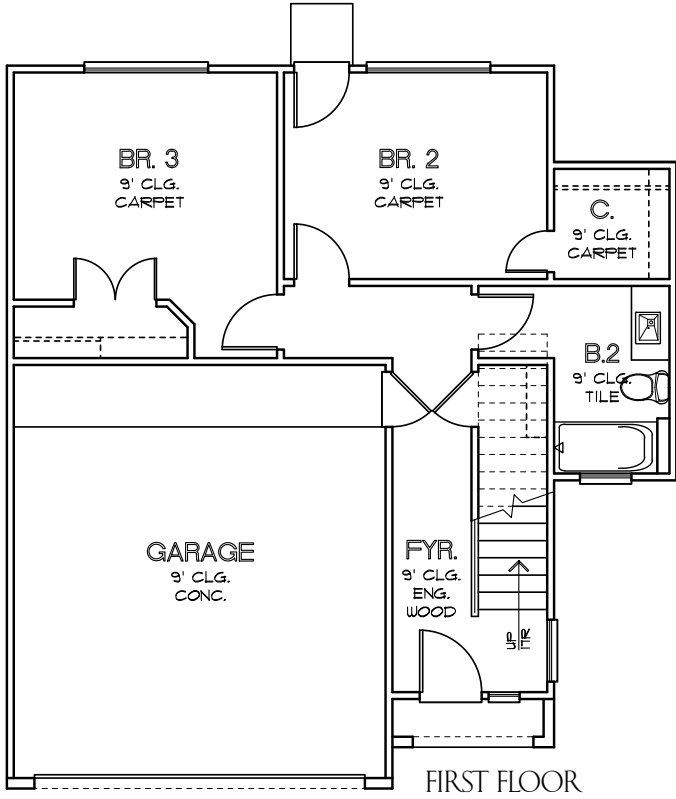
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CITY HOMES  
CHOICE

BENBOW PARK  
THE JANE - 1,991 SQ. FT.



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# BENBOW PARK

## FEATURES & SPECIFICATIONS

### FIRST FLOOR:

- Engineered Swiss Flooring on First Floor
- Quartz Countertops
- 42" Shaker Style Cabinets
- Subway Tile Backsplash
- Under-Cabinet Lighting in Kitchen Cabinet
- Modern Chrome Plumbing Fixtures
- Pedestal Sink in Powder Bathroom
- Prewired for Alarm System
- Prewired for Surround Sound in Living Room

### SECOND FLOOR:

- Plush Carpet in All Bedrooms
- 6'8" Raised Panel Foot Doors
- Quartz Countertops in Master and Secondary Baths
- Porcelain Tile in Master and Secondary Baths
- Modern Chrome Fixtures
- Free-Standing Tub with Separate Walk-in Shower

### 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

#### Roofing:

- 25-Year Roof Composition Shingles

#### Frame and Cornice:

- Engineered Structural Framing
- 2"x4" Stud Grade Walls Every 16" (+or-) O.C.
- 2"x4" Studs on Exterior Walls
- Yellow Pine Ceiling Joist 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 Floor System
- Cem Plank Siding

- All subfloor is Glued, Nailed and Screwed
- Anthony Power Beams
- Windstorm Per Plans and Codes

#### Windows:

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

#### Masonry:

- 3/4" Conventional Stucco System with Decorative Bands & Molding
- Elastomeric Coating

#### Air Conditioning and Heating:

- 16 SEER System
- R-8/6 Silver Flex Duct in Attic
- Programmable Thermostat

#### Electrical:

- All Copper Wiring throughout the House
- GFCI and GFI Safety Switches where Required by Code
- 125 AMP Main Electrical Panel
- All other Electrical Wiring as per Plan
- Recessed Can Lighting with UL Rating
- Chrome Light Fixtures

#### Plumbing:

- CPVC vents and Drain Pipes
- Black Steel Pipes for Gas
- Insulated Exposed Water Lines/PEX System
- 1 – 40 Gal Water Heater
- Modern Chrome Plumbing Fixtures

#### Insulation:

Area	Material	R-Value	Thickness
Exterior Walls	Batt	R13	3.5"
Ceilings	Batt	R19	6.25"
Attic	Blown	R38	14"

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CITY HOMES  
CHOICE

# BENBOW PARK

SITE MAP



**LEGEND**

- THE JOHN
- THE WILLIAM
- THE ANNE
- THE JANE

To learn more about this community, please contact:

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