

# Avenue Place Phase 9 Amenities

## Avenue Place Homes Offer

- Traditional and Contemporary elevations
- One-Story and Two-Story options
- Variety of exciting floor plans

## Energy Efficiency & Safety Features

- Energy-Efficient Green Home
- Performance testing on every home
- 14.5 SEER Heating, Ventilation and Air Conditioning (HVAC) system with fresh air
- Radiant barrier roof decking (TechShield®) to lower attic temperature
- WEATHERMATE™ Housewrap with additional insulation value
- R13 Batt Wall / R38 Blown Roof Insulation that is formaldehyde-free
- Gas furnace, gas water heater and gas range vented to the exterior
- Tankless water heater
- PEX Plumbing that is flexible and resistant to scale build-up and freeze-breakage
- Water-conserving plumbing fixtures including maximum flow rate of 1.6 GPF (gallons per flush) on toilets, 2.5 GPM on shower heads, and 1.5 GPM on faucets
- High performance rated double-pane Low E aluminum windows
- Energy-efficient, compact fluorescent bulbs in light fixtures
- ENERGY STAR®-rated ceiling fans, exhaust fans and dishwasher
- Smoke detectors with battery backup
- Programmable thermostat for energy conservation
- Full security system with 1 motion detector and 1 key pad
- Air-tight poly sealant around all exterior penetrations for low duct and envelope leakage

## Exterior Design Features

- Two-tone high quality exterior paint scheme
- Fiberglass exterior doors with brush nickel
- Wired for automatic garage door opener
- Drought-tolerant plants
- Bermuda grass in front and back yards
- 2 exterior hose bibs
- Fully fenced back yard with 6 ft. cedar privacy fence

## Interior Design Features

- Stained hardwood cabinets throughout
- Brushed nickel or bronze hardware and lighting
- Vinyl flooring in living room, kitchen, laundry room, and baths
- Carpet made in part with recycled material in all bedrooms
- Black appliances: gas range, microwave with turntable, and ENERGY STAR®-rated dishwasher and garbage disposal
- Gas and electric dryer connections
- Interior laundry with shelves and clothing rod
- Decorative pendant light fixture in dining areas
- 3 speed manual ceiling fans with light kit in Living Room and Master Bedroom
- Pre-wired for telephone in Kitchen and Master Bedroom

\* Upgrade packages available upon request

\* Amenities are specific to Phase 9 homes and may differ from other phases.

- Pre-wired for cable TV in Living Room and Master Bedroom
- Laminate kitchen counters with stainless steel sinks
- Cultured marble bathroom counters with integrated sinks
- Ceramic tile in kitchen and shower surrounds
- Garden tubs in the Jackson, the Luce and the Armand Master Baths
- Low VOC (volatile organic compounds) paint for healthier indoor air quality
- Designer accent walls
- 2" Blinds in primary windows
- Wider doors for accessibility
- Blocking in walls for future installation of grab bars
- Stained oak stair handrails

## Traditional Style Features

- Multi-paneled exterior doors
- 2 panel doors throughout the interior
- Shaker cabinet doors in kitchen and bath
- Traditional Crown molding on cabinets
- Traditional (ornate) cabinet hardware
- Traditional Crown molding in Living Room
- Traditional style base molding throughout
- Bullnose (rounded) wall corners
- Traditional style light fixtures and fans
- Multi-paneled garage doors

## Contemporary Style Features

- Flat Slab exterior doors
- Flat Slab doors throughout the interior
- Flat Slab cabinet doors in kitchen and bath
- Square Crown molding on cabinets
- Contemporary (smooth) cabinet hardware
- No Crown molding in Living Room
- Contemporary (square) base molding throughout
- Square (90°) wall corners
- Contemporary style light fixtures and fans
- Flush panel garage doors

## Quality Craftsmanship

- Builder's warranty program included
- Professionally engineered post-tension slab foundation
- Low maintenance HardiePlank® exterior siding with a 50 year transferable manufacturer's warranty
- Quality dimensional shingles with 30-year manufacturer's warranty
- Treated bottom-plate and soil for wood destroying insects
- Informative operations and warranty binder included

## Community Amenities

- Walking Trail and Park
- Minutes from the Metro Rail
- Inner Loop Location

