

Townhome Collection

Standard Features



Modern Design • Performance Guaranteed • Green Certified

Cheswood Forest –

- Energy Star rated 21 cubic foot refrigerator with ice maker.
- GE white front-load electric washer/dryer
- Full sprinkler system (front and back).
- 16 SEER HVAC matched system with Trane condenser and 80% AFUE Trane furnace
- Garage Door Opener with two remote controls
- 2" faux-wood blinds in all operable windows

Community Features

- Neighborhood Parks and Playgrounds
- Spray Park
- Woodforest Golf Club
- Admiral Bark Park
- Tennis and Basketball Courts
- Forest Island Pool and resort-style swimming complex
- Approximately seven miles west of I-45
- Approximately six miles away from Lake Conroe
- Approximately 5.2 miles to the south of The Woodlands

Important note: Features are subject to change without notice and may differ slightly in homes according to start date. Homes under construction may have included upgrades. Please check with New Home Consultant for more information.

10/1/14

Chesmar Homes is an Environments For Living Platinum, Certified Green Builder.

With an average HERS score of 65, each new Chesmar home comes with an Environments For Living comfort and performance guarantee, and is required to undergo twelve (12) third-party quality inspections to ensure that it meets the exacting standards to achieve the Environments For Living Platinum, Certified Green Builder designations. Third-party inspections and certifications include:

1. Foundation Pre-Pour
2. Foundation Pour
3. Foundation Elongation
4. Structural, Windstorm-Code
5. Mechanical, Electrical, Plumbing-Code
6. EFL Blocking
7. Duct Blaster
8. Insulation
9. Blower Door
10. Final Mechanical, Electrical, Plumbing
11. Cosmetic Quality Assurance
12. Quality Assurance Re-inspection



ENVIRONMENTS FOR *Living*

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Setting a Higher Standard

ENERGY SAVINGS AND COMFORT

- 100% Compact Fluorescent Lamps and meets/exceeds current Energy Star standards
- EFL Heating and Cooling Energy Use Guarantee (limited)
- EFL Heating and Cooling Energy & Comfort Guarantee (limited)
- High Efficiency 16 SEER HVAC system with Trane condenser and 80% AFUE Trane furnace
- Honeywell® programmable thermostat with Humidistat
- R-13 wall insulation, living areas (except windstorm areas)
- R-38 blown-in attic insulation, living areas
- R-22 insulation on sloped ceilings, at top plates per Energy Star specs, living areas
- Foil-backed R-8 A/C ductwork
- Polycel® insulation around windows, doors, bottom plate and other openings
- Double-pane LoE3 beige insulated vinyl windows that tilt-in for easy clean
- High-efficiency gas water heater
- Natural gas cooking
- Energy efficient Tech Shield® or equivalent radiant barrier roof decking
- 1/2" Dow® R-3 1/2" Styrofoam vapor barrier

EXTERIOR DETAILS

- Full sod in front and back yard, fenced back yard
- Sprinkler System
- Engineered post tension slab
- Concrete driveways and walks
- Fiber Cement exterior trim materials with 50-year manufacturer's limited warranty
- Fiber Cement exterior siding with 25-year manufacturer's limited warranty
- Two exterior faucets
- Weatherproof exterior electrical outlets near front and rear doors
- Landscaped front yard
- Covered front entries and rear patios or balconies on most plans
- Craftsman Style 6-light woodgrain front door with accent paint
- Full-light rear entry door with enclosed blind
- Garage Door Opener with two remote controls
- Wayne Dalton Sonoma raised panel garage doors.

INTERIOR DETAILS

- Rounded sheetrock corners
- Smooth raised panel interior 2 Panel Arch Top passage doors
- Ceramic tile flooring in foyer, kitchen, breakfast room, bathrooms, and laundry room
- Energy Star rated multi-speed ceiling fan with light kit in family room, master bed room, flex room and study (per plan). Blocked and wired for ceiling fans in secondary bedrooms and rear patio (per plan).
- 1/2" - 5# Rebound carpet pad with standard carpet
- Folding stair or door access to attic
- Pre-wired for telephones in family room, kitchen, all bedrooms, flex room and study (per plan). Pre-wired for cable television outlets in family room, flex room and all bedrooms.
- Smoke and carbon monoxide detectors
- Oil rubbed finish designer light fixtures
- PPG two-tone decorator color scheme, featuring Toasted Almond walls with Shell White trim.
- Raised ceilings

- Arched sheetrock openings, per plan
- Delaney distinctive door hardware with oil-rubbed bronze finish
- 2" faux-wood blinds in all operable windows
- Exterior electrical breaker service panel

KITCHEN DETAILS

- 3 CM Granite countertops (choice of two colors standard) with polished square edge and stainless steel 50/50 under-mount sink with ceramic tile backsplash.
- Complete GE® black or white appliance package including:
 - Extra-large GE® standard-clean energy efficient gas range
 - Energy Star rated built-in GE® dishwasher
 - Built-in GE® microwave, vented to exterior
 - Energy Star rated 21 cubic foot GE® refrigerator w/ice maker
- Recessed can lighting
- Brandom Cabinetry with 42" high uppers
- Ceramic tile flooring in kitchen and breakfast area
- Leland pull down sprayer faucet by Delta®
- Garbage disposal
- Kitchen countertop overhangs for informal dining, per plan

MASTER BATH DETAILS

- Royal® deep oval garden tub with ceramic tile backsplash
- Delta® Windemere faucets and Mason Designer bath accessories
- Ceramic tile flooring
- Separate shower with built-in seat and soap dish with ceramic tile surround.
- 3 CM Granite vanity tops (choice of two colors standard) with polished square edge.
- 36" high cabinets with vanity with ceramic oval bowl sink.
- Matching Brandom Cabinetry wooden medicine cabinet
- Air conditioned walk-in closets with fluorescent lighting
- Elongated commode

SECONDARY BATH DETAILS

- Royal® acrylic tub with ceramic tile shower walls
- Ceramic tile flooring
- Delta® Windemere faucets and Mason Designer bath accessories
- Royal® Cultured Marble vanity tops or optional granite upgrade
- Matching Brandom wooden medicine cabinets
- Elongated commodes

LAUNDRY ROOM DETAILS

- GE® white front-load electric laundry set
 - Energy Star rated white front-load GE® washer
 - Electric dryer hook-up, optional upgrade gas dryer and hook-up
- Interior laundry room with ceramic tile flooring
- Convenient overhead storage shelf with clothing rod

CONSTRUCTION DETAILS

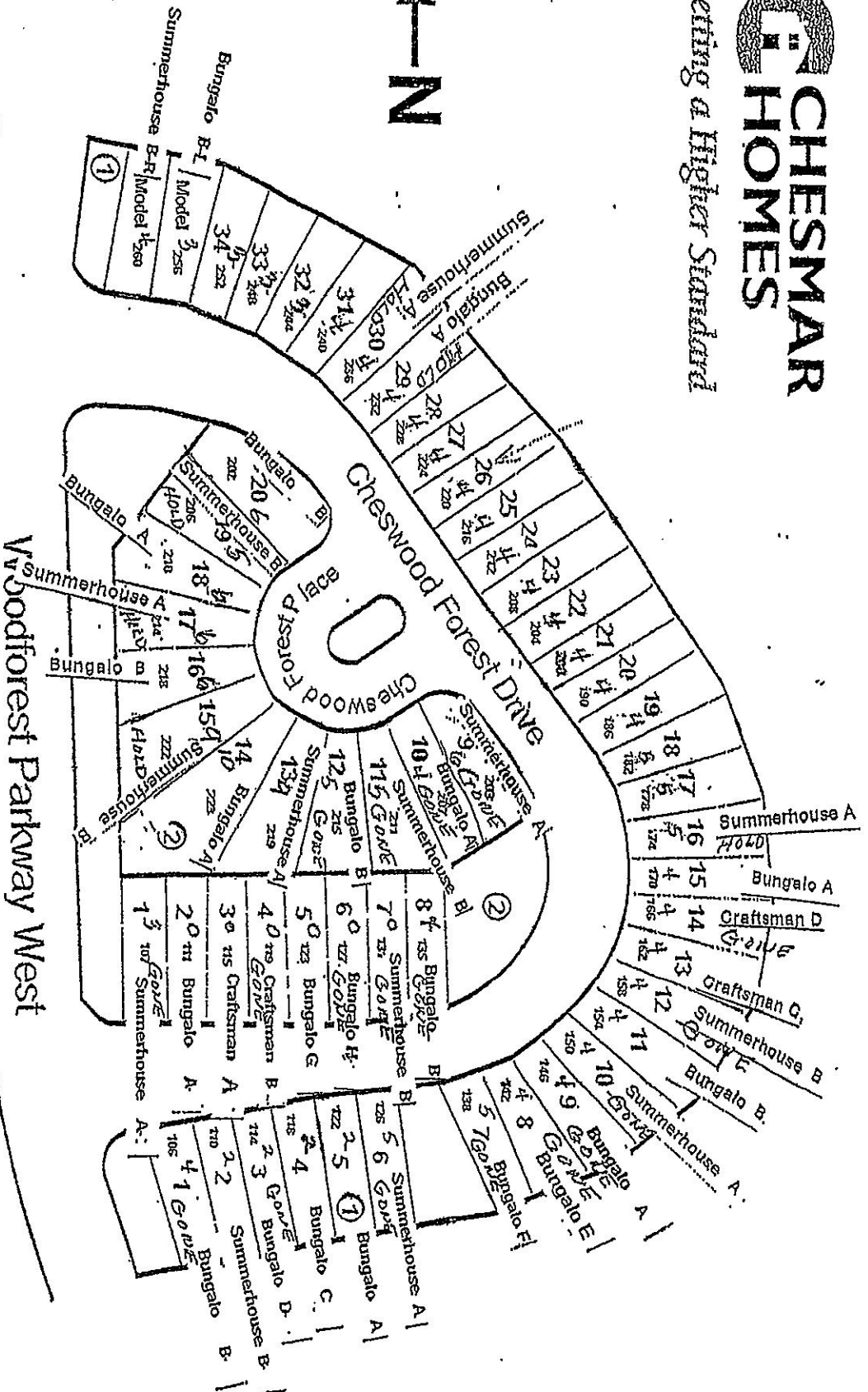
- 10-Year Home Buyer's Warranty
- Post tension foundation certified on-site by an independent engineer
- High quality laminated Owens Corning composition roof shingles with 30-year warranty
- Detailed home inspection by independent licensed inspector.

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Setting a Higher Standard



Cheswood Forest Townhomes at Woodforest

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