



**CITY HOMES
CHOICE**

GRAND AT ALICE

FEATURES & SPECIFICATIONS

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

- Porcelain Tile in Entry Hall
- First Bedroom Carpet (Pin drop Plush Carpet - Irish Linen)
- Porcelain Tile Floors in bathroom and shower
- Quartz Countertops
- Undermount sink
- Moen Chrome Plumbing Fixtures

Secondary Bathroom:

- Porcelain flooring and 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

Master Bathroom:

- Porcelain Tile, bath & shower tile
- Freestanding Soaking Tub
- Glass Enclosed Shower
- Moen Chrome Plumbing Fixtures
- Undermount Dual Sink
- Quartz Countertops
- Shaker Cabinets

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
- Sherwin Williams Conflex Elastomeric Coating

Roofing:

- 25 Year Roof Shingle

Air Conditioning and Heating:

- 3 Ton A/C on 2 story homes
- Goodman Condensing Unit
- Goodman 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 Chrome Plumbing Fixtures

Insulation:

Area:	Material:	R-Value:	Thickness:
Exterior Walls	Batt	R-13	3.5"
Cold Floors	Batt	R-38	12"
Ceilings	Batt	R-19	6.25"
Attic	Blown Cellulose	R-38	12"

CHOICE IS THE ULTIMATE LUXURY