

ARMANI DEVELOPMENT INC. - SILVER HAWK TOWNHOMES

Standard Specifications

- **ALL HOMES EXCEED THE 2009 RESIDENTIAL ENERGY CODE**

Quality Exterior Fixtures

- 2.5 and 3-car garages standard
- Fully improved home site with paved streets
- All underground utilities, separate storms and sanitary lines
- Concrete driveway with California finish
- 90% brick on first floor with standard mortar per plan
- 30 year three dimensional architectural asphalt shingle roof
- Ice and water shield in valleys and at roof edge
- Andersen-Silverline aluminum clad double hung windows with internal grills per plan
- All windows and doors with low E glass and screens
- Aluminum fascia and soffit
- No maintenance vinyl siding
- Raised panel insulated garage door with two openers and (3) remote controls and (1) exterior keypad
- Concrete patio on rear of house
- Frost proof exterior hose bibs

Quality Interior Features

- Poured concrete walls with slab
- Custom paint colors
- Designer lighting fixture package
- Custom designed wire shelves in all closets
- Upgraded trim and door package with 3" painted casing, 4-1/4" painted base and 2-panel solid core painted doors (6' 8" height)
- Schlage hardware in satin nickel
- Plush wall to wall carpeting with deluxe pad in living room, bedrooms and office
- Porcelain tile in foyer, halls, kitchen, laundry room and all baths

** Specifications, equipment, illustrations, dimensions and prices are subject to change without notice **

Kitchen Features

- Custom designed 36" raised panel cabinetry with concealed hinges
- Granite tops with upgraded edge in kitchen
- Upgraded Whirlpool stainless steel appliances including range, refrigerator, microwave and dishwasher
- Peninsula with seating per plan
- 1/3 horsepower garbage disposal
- Rough-in water line for ice-maker
- Stainless steel undermount sink w/ Delta faucet
- Pantry closet

Bath / Laundry Features

- Custom designed raised panel cabinetry vanities with cultured marble countertops
- Master bath with 5' shower
- Gerber elongated bowl toilets
- Delta faucets in all baths
- Custom mirrors scribed over all vanities
- All floors finished with porcelain tile
- Clear glass shower doors
- Laundry room with raised panel cabinetry, upgraded edge laminate tops and appliance hook-ups.

Utility Service Features

- 200 amp / 40 circuit electrical service panel
- Numerous recess cans for indirect lighting
- CAD - 4 phone jacks and RG - 4 TV jacks
- 80% efficiency gas forced air furnace
April Aire humidifier,
13 Seer air conditioning unit
- Programmable thermostat
- 40 gallon gas hot water heater

Construction Features

- 2 x 4 wall construction with R-13 insulation in walls
- R-11 batt insulation with blown in R-38 insulation in all flat ceilings of house
- Fully finished garage with R-13 insulation in walls
- Vaulted ceilings in Family room and Kitchen
Tray ceiling in master bedroom
- 8" block walls separating all units for maximum fire and soundproofing
- Tyvek house wrap with all seams taped and sealed