

# College Park Ph 2

## INCLUDED Features Sheet - Townhomes



FLINTROCK  
BUILDERS

### INTERIOR | INCLUDED FEATURES

- Floating Laminate Plank in main living areas
- Carpet in bedrooms
- 9' Ceilings throughout
- 6'8" Interior doors
- Squared corners on walls & windows
- Sherwin-Williams paint
- Medium Monterey drag texture
- Ceiling fans in the living room and primary bedroom
- 1x6 Smooth pine baseboards & 1x4 Smooth pine door casings
- Kwikset satin nickel hardware

### KITCHEN | INCLUDED FEATURES

- GE Stainless steel - range, dishwasher, microwave
- 3 CM Granite countertops
- Ceramic tile kitchen backsplash
- Stainless steel undermount kitchen sink
- Garbage disposal
- 42" Upper cabinets with crown trim
- Satin nickel dining chandelier
- Dupure classic single-stage filtered water tap at the kitchen sink

### BATHROOM | INCLUDED FEATURES

- 3 CM Granite countertops
- Modern Sterling Traverse Vikrell Tub and Surround Featuring a Subway Tile Look & Functional Built-in Ledge
- Chrome bath hardware
- Moen chrome plumbing fixtures
- Elongated toilets
- Raised height vanities

### EXTERIOR | INCLUDED FEATURES

- 30-Year Architectural Shingles
- Masonry and James Hardie Siding per plan
- Sherwin-Williams Paint
- 6'8" Front entry door
- Covered patios (per plan)
- Pre-wired for garage door openers
- Full sod & irrigation
- 1x6 Pressure-treated cedar picket fence with wood posts and a 48-inch gate
- Borate Termite Treatment applied at the framing stage
- Bulwark pest service with a 60-day bug-free guarantee

### ENERGY-SAVING | INCLUDED FEATURES

- Double Pane, Low E Insulated Vinyl Windows
- LED Disc lighting & bulbs
- 50 Gallon water heater (per side)
- 15-seer HVAC system with Wi-Fi thermostat (per side)

### SMART HOME | INCLUDED FEATURES

- Jasco front porch switch
- Kwikset 620 connected deadbolt
- LiftMaster garage door opener
- Honeywell/Resideo smart thermostats
- Alarm.com 750 (ADC) video doorbell
- Alarm.com 'Smart Gateway'-Hub & mobile app
- Skyline's Premium White Glove Services

### HOA

- Estimated \$300 Annually

(254) 217-8717

SALES@FLINTROCKBUILDERS.COM



\*\*\*Builder reserves the right to change features without notice\*\*\*

Features As of 1/14/2025