

Mariner's Watch Townhome Floorplan Features

Unit A | Top Sail

Built Exclusively by Vahue Building Corp.

Square Footage

Ground Floor	530 sq. ft.
First Floor	1042 sq. ft.
Second Floor	971 sq. ft.
Total Heated	2543 sq. ft.
Garage	549 sq. ft.
Ground Floor Patio	175 sq. ft.
First Floor Porch	137 sq. ft.

Exterior Finishes and Construction

- 2 x 6 wall framing
- Wall and roof sheathing 7/16" OSB.
- Floor framing structural truss joists.
- Advantech 3/4" subflooring.
- Windows per plan - Ply Gem, 1500 single hung, white, SDL grills per plan, with screens
- Exterior doors Therma Tru fiberglass, SDL grills per plan per.
- Wayne Dalton 9405 with Stockbridge glass garage door, and Lift Master 8160W opener.
- All exterior trim combination of James Hardie products details per plan
- Hardie siding styles and sized per plan.
- All porch columns sizes and style per plan of Hardie material
- Upper most porch ceilings 1 x 6 V groove yellow pine.
- Porch floor 5/4 x 6 pressure treated kiln dried decking blind fastened (no paint or stain).
- Porch railings of kiln dried pressure treated (painted).

Electrical and Wiring

- 200 Amp Electrical Service.
- All plugs switches and GFI switches to N.C. State code.
- Ceiling fans, Living and Master Bedroom with remotes per builder selections.
- Pre-wired for ceiling fans all other bedrooms.
- Dining room fixture per builder selections.
- 2 light fixtures above kitchen peninsula per builder selections.
- Full bath above mirror vanity lights per builder selections.
- Powder room ceiling fixture per builder selections.
- Closets deeper than 3' LED flush disk light.
- 20- 4' LED recessed can lights with white trims
- Ventilating fan/cans all baths.
- Floor plug living room.
- Under cabinet lighting kitchen.
- 2- LED flush disk lights garage.
- 4 outlets in garage
- 4 cable tv and 1 phone outlet.

Plumbing

- Kitchen sink Farmhouse style per builder selections.
- Badger garbage disposal.
- Tiled master bath shower with rain head & frameless glass door
- Bath 2 acrylic tub/shower enclosure in white
- Ground floor bath acrylic shower enclosure in white.
- All toilets comfort height in white
- Powder room white pedestal sink
- All faucets, shower and tub/shower trims in chrome per builder selections.
- Rinnai tankless gas water heater

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Mechanical

- Trane 14 seer 2.5-ton lower level and first floor heat pump system.
- Trane 14 seer 2-ton second floor heat pump system.
- Gas line for range, and water heater.
- Kitchen hood vented to the exterior.

Insulation & Moisture Control

- Fiberglass Insulation.
- R-15 Walls.
- R-38 Ceilings.
- Aluminum gutters & downspouts with leaf guards.
- GAF Timberline dimensional roof shingles
- Five V metal roofing in a standard color per plan.

Wallboard & Paints

- All interior walls, ceilings, and garage sheetrock to be nailed and screwed; finished smooth.
- Interior walls and ceilings - one coat primer, two coats finish in Sherwin William's flat. Up to three different color selections.
- Interior Trim – One coat primer, two coats finish-buffed between coats, Sherwin William's semi-gloss.
- Interior of all closets wall, ceilings, trim and shelving painted trim color.

Interior Trim

- Interior doors solid core 2 styles per builder selections.

- Window and door trim 4 styles to choose per builder selections.
- Base board first floor 7 ¼" speed base
- Base board second floor 5 ¼" speed base
- 1 pc crown molding total home except closets
- Custom built/in drop zone lower level.
- Custom Built Closet shelving master closet and pantry
- Ventilating shelving other closets.

Cabinetry & Tops

- Kitchen, bath and laundry cabinets, full overlay, soft close drawers' choice of door style and finishes per builder selections.
- Granite or quartz countertops kitchen and bath choice of finishes per builder selections.

Flooring

- Wood flooring lower level hall, lower level bedroom, first floor, and second floor hallway per builder selection.
- Tile bath and laundry floors per builder selections.
- Carpet Master bedroom and bed 2 per builder selections.

Appliances

- Frigidaire stainless steel dishwasher
- Frigidaire 30" gas cooktop
- Stainless vented chimney hood
- Frigidaire countertop microwave pantry.

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