

# Mariner's Watch Townhome Floorplan Features

## Unit B | Crojack

Built Exclusively by Vahue Building Corp.

### Square Footage

|                    |              |
|--------------------|--------------|
| Ground Floor       | 551 sq. ft.  |
| First Floor        | 1086 sq. ft. |
| Second Floor       | 1010 sq. ft. |
| Total Heated       | 2647 sq. ft. |
| Garage             | 571 sq. ft.  |
| Ground Floor Patio | 185 sq. ft.  |
| First Floor Porch  | 146 sq. ft.  |

### Exterior Finishes and Construction

- 2 x 6 wall framing
- Wall and roof sheathing 7/16" OSB.
- Floor framing structural truss joists.
- Advantech ¾" 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 island 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
- 5 cable tv and 1 phone outlet.

### Plumbing

- Kitchen sink Farmhouse style per builder selections.
- Badger garbage disposal.
- Tiled shower master bath with rain head with frameless glass door
- Ground floor bath acrylic shower enclosure in white.
- Bath 2 acrylic shower enclosure in white
- Bath 3 acrylic tub/shower enclosure in white.
- All toilets comfort height in white
- Powder room white pedestal sink

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- All faucets, shower and tub/shower trims in chrome per builder selections.
- Rinnai tankless gas water heater

### 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 (not including bed 2), and second floor hallway per builder selection.
- Tile baths and laundry floors per builder selections.
- Carpet Master bedroom and bed 2 and 3 per builder selections.

### Appliances

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

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