

# Shallowford Reserve

## One Level Townhomes Simply Shugart Collection

### STANDARD EXTERIOR FEATURES

Concrete Driveways & Sidewalks  
Concrete Patio  
Certainteed® 20 Year Roofing Shingles  
Guardian® House Wrap  
Norandex® Low Maintenance Summit Manor  
Vinyl Siding  
Atrium View Point 150® Single Hung Low E & Argon  
Vinyl Windows w/ Screens  
Therma Tru® Fiberglass Smooth Star 4 Panel -2 Light  
Front Door w/Dexter Nickel Door Hardware  
Seamless Aluminum Gutters  
2 Exterior Water Spigots  
2 Exterior GFI Electrical Outlets  
Termite Soil Treatment  
Underground Utilities  
1 Double Exterior Flood Light  
Amarr® Metal Carriage House Garage Door  
Pre wire for Garage Door Opener

### HEATING/AIR CONDITIONING/INSULATION

RUDD® 80% 13 Seer High Efficiency Gas Furnace  
RUDD® Central Air Conditioning  
R-38 - Ceilings  
R-13 - Walls  
R-15 - Party Walls  
R-5 - In Slabs (As Required Per Plan)  
Rheem® 50 Gallon Electric Water Heater

**10 Year Structural Quality Builders Warranty®**

All Options & Upgrades to be selected  
at the Design Gallery



[www.BuyShugart.com](http://www.BuyShugart.com)

### STANDARD INTERIOR FEATURES

Interior Paint: Duron® Low VOC Shell White, Barely Grey or Antique White Flat Paint on Walls  
Semi Gloss White on Trim  
Flooring: Anderson® Pre-Finished Level I Hardwood in Foyer  
Mohawk Portico® Level I Carpet FHA Certified 5.5 Pound Rebond Carpet Pad  
Mohawk Portico® Level I Vinyl Flooring in Kitchen, Breakfast, Baths and Laundry  
Cabinets: Marsh® Flat Panel Cabinetry in Kent Birch in Sienna and Wheat Finishes in Kitchen and Baths  
Countertops: Formica® Post Form Laminate in Kitchen, White Square Edge Cultured Marble in Baths  
Appliances: GE® Black or White  
GE® Coil Top Range JBP23  
GE® Energy Star Dishwasher GSD2300  
GE® Non-Vented Range Hood JN327  
Lighting: Home Style® Brush Nickel or Bronze Finish Light Fixtures w/Chrome or Bronze in Baths  
Progress® Brush Nickel, Bronze, Cobblestone or White Ceiling Fan w/Light Kit in Great Room Only  
Electrical: Two Cable Outlets - 1 in Great Room and 1 in Master Bedroom  
Two Phone Outlets - 1 in Great Room, Kitchen and Master Bedroom  
Ceiling Fan Pre-Wire Only in Master Bedroom  
Smoke Detectors  
GFI Outlets in Baths & Garage Standard  
Pre-wire for Garbage Disposal  
Plumbing: Ice Maker Hookup  
Stainless 6" Double Bowl Kitchen Sink  
Delta® Foundations Chrome Faucet in Kitchen / Baths  
Gerber® White Elongated Toilets in all Baths  
Interior Finishes:  
Finished Drywall in Garage  
Smooth Ceilings Throughout  
Ventilated Closet Shelving  
Six Panel "Elite" Interior Doors  
Dexter Nickel Interior Door Knobs & Hinges  
1 Piece Chair Rail in Kitchen/Breakfast & Dining Rm.

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Homebuyer Signature

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Date

2/17/11