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## HANOVER COURT

Farragut's townhome community with beautiful views! Open floor plan with 2 Bedrooms on the main floor, 1 Bedroom upstairs, 3 Bathrooms w/Loft, 2,036 sq. ft. Large unfinished storage (possible 4<sup>th</sup> bedroom) over garage, all brick, front & backyard landscaping. Upgrades available, close to Turkey Creek & walking trails.

### SPECIAL FEATURES & INCLUDED UPGRADES:

- Low maintenance all brick home
- Vinyl double-hung windows
- Board & Batten shutters on front of house
- 30-year Roof Shingles
- Three Velux skylights standard on select homes
- Architectural vinyl trim - rough-sawn cedar shake look
- Carriage style steel, insulated garage door w/garage door opener and 2 remotes
- Exterior black light fixtures
- 6" Metal Gutters
- Front door - Fiberglass 8-lite, ¾ view, painted
- Exterior door hardware – Oil Rubbed Bronze finish
- 9' Ceilings - main floor, 8' Ceilings - second floor
- Gas heat with zoned, forced air furnace
- Mailbox
- 50 gal. gas water heater
- Insulation - R13 (walls) & Foam open-cell insulation (attic)
- Digital Thermostat including zone systems
- Floored storage area off of loft – OPTIONAL Bedroom #4
- Carpet w/8 lb. pad - bedrooms, closets, stairs & upstairs loft
- Hardwood flooring (¾"x 5" engineered hardwood) - main floor except bedrooms
- Stairwell curb wall with iron balusters, painted newel post & carpeted stairs
- Flat wall paint & Satin trim paint throughout except bathrooms which are Eggshell paint
- 5 ¼" painted baseboards
- Tile shower with built-in soap niche - Master Bathroom
- Fiberglass tub/shower inserts for all other bathrooms
- Universal design available throughout the home
  - Comfort height, elongated toilets & vanities
  - Roll-in shower w/glass door - master bathroom
  - Hand-held shower in master shower – upgrade option
  - Blocking for future handrails in bathrooms
- Interior door hardware
- Two-panel smooth interior doors
- Crown Molding –Foyer, Kitchen/Dining, & Master Bedroom



- Bosch Energy Star package (stainless)
  - Bosch slide-in electric range with self-cleaning oven & electric controls
  - Bosch over the range microwave
  - Bosch dishwasher with adjustable rack & soft food disposal
- Gas stove stub out
- Badger ½ hp Waste Disposal
- Delta Kitchen faucets - Arctic Stainless or ORB finish
- Stainless steel under-mount 50/50 kitchen sink
- Tier 1 Granite standard in kitchen & baths w/four edge options
- Crown molding on kitchen cabinets
- White under-mount oval sinks, all bathrooms
- Bath faucets – Brilliance Stainless or ORB finish
  - 8” widespread faucet or single lever - Master Bath
  - 4” center-set or single lever faucet - Other Baths
- Kichler lighting package - Nickel or Bronze Finish
- Ceiling Fans - 1 in Master & 2 in Great Room
- Cable/Phone outlets provided in Great room, Bedrooms & Loft
- Vinyl wire shelving in all closets
- 2 Hose Bibbs
- Irrigation & landscaping provided for front & back yards

#### HOMEOWNERS ASSOCIATION

- \$360/quarter which includes lawn & landscape maintenance, street lights and common area maintenance.

#### CUSTOMER SATISFACTION

- Design assistance to guide your selection process
- Material & Appliance care instructions supplied
- Turner Concierge warranty service provided
- 2 & 10 month warranty work schedule
- One-year builder’s limited warranty on components and materials

\*Builder reserves the right to make changes on the plans & specifications and to substitute material of similar quality without notice or prior obligation.

