



# Addenbrook Townhomes

at the Highlands

## Included Features -

### Exteriors:

- Innovative modern design by firm KTGy
- Exterior Finish of Stucco and Composite Siding
- Localscapes full front yard and backyard landscaping
- 25 year asphalt shingle roofing
- Large, dual-paned, Low-e Vinyl windows (U-value of .32 or lower)
- Exterior lighting in the front, garage & doorways
- Soffit and fascia at roof rafter locations
- Aluminum gutters and downspouts with baked enamel finish
- 8 foot tall, insulated fiberglass entry door with deadbolt lock
- 8 foot tall rear sliding glass door at kitchen/dining (Per Plan)
- Outside waterproof electrical outlets, with holiday outlet & switch
- 8 foot tall garage door(s)
- Hose bib in the garage

### Interiors:

- 9' High Ceilings on Main Floor
- Designer Beech Wood Cabinets in Shaker Style w/Choice of 4 Stain Colors
- Granite Countertops in Kitchen, with Laminate elsewhere
- Laminate wood flooring at entry & kitchen (EVP)  
Vinyl flooring in baths and laundry
- Sleek loop, stain resistant, Nylon carpet
- Attached 2 Car Garage w/ Automatic Opener and Transmitters
- Designer Lighting & Hardware in Brushed Nickel Finish  
w/Efficient LED lighting in Entire Home
- Wi-Fi Ready Home (homerun main line in mech. room w/coaxial outlet  
and Ethernet at Primary bed and great room)
- Electric Washer/Dryer connections
- Heating & Cooling with 13 SEER central air conditioning unit  
& 96% high-efficiency furnace w/variable speed ECM motor
- Fresh Air Recovery System (ERV- energy recovery ventilator)
- Digital Programmable Thermostat
- Smoke detectors in all living areas & bedrooms with  
a carbon monoxide detector on each level.
- Wall corners are mini-chamfer for a clean and straight design
- Berkley Style Interior Doors
- Designer 3-1/2" Style Base & Door Casing w/ 4" header & 2 1/4" legs
- Holy-Smooth finish sheet rock walls & textured ceiling with  
sheetrock wrapped windows
- Upgraded one-tone paint in eggshell finish (choice of 5 available options)
- Sheetrock wrapped 1/2 wall stairways & loft areas with hand rail
- Electric Vehicle (EV) ready outlet

### Kitchen:

- Designer Beech Wood Cabinets in Shaker Style 36 inch tall upper cabinet w/  
Choice of 4 Stain Colors
- Spacious Kitchen Island w/ 2 cm thick Granite Countertop & bar overhang
- Laminate wood flooring (EVP)
- LG Stainless Steel Gas Range
- LG Stainless Steel Microwave
- LG Stainless Steel Dishwasher
- Chrome Moen Sto Style single hole pull down kitchen faucet
- Dual Bowl, Stainless Steel, under-mount sink
- 4 Recessed LED Disk Lights
- Pantry with painted wood shelving
- In-sink Garbage Disposal
- Pre-plumbed water line to Refrigerator

### Baths:

- Designer Beech Wood Cabinets in Shaker Style 36 inch tall standard vanity  
Choice of 4 Stain Colors
- Western Pottery Square Drop-In Sink w/ Pedestal Sink at Half Bath
- Easy-care Laminate Countertops in all full baths
- Vinyl Flooring (also at laundry)
- 5' Fiberglass Tub/shower Combo in Full Baths
- Quality Moen- Cia Style Bath and Shower Fixtures (chrome finish)

### Zero Energy Ready Features:

- HERS energy scores in the 40's - 50's (HERS scores are individually tested by  
3rd party inspectors, & will vary from home to home)
- Zero Energy Ready Home (As defined by the US Dept of Energy)  
Every Home Energy Star 3.0 Tested & Certified
- Prewire for Solar Panel PV (Photovoltaic) Panels
- Energy efficiency: R-23 walls & R-60 attic insulation  
2X6 exterior walls with blown-in fiberglass insulation
- Energy Star qualified 93% efficiency tankless water heater w/on demand  
water circulation system

garbetthomes.com



\*Floorplans and renderings are conceptual drawings and may vary from actual plans and homes as built. Options and features may not be available on all homes and are subject to change without notice. Dimensions are approximate. Actual homes may vary from photos and/or drawings which may show upgrades and may not represent the lowest-priced homes in the community. 05/23/2022