



ROYALL TOWNES

AT RESEARCH PARK



Meeting Street®
HOMES & COMMUNITIES

Information is for illustrative conceptual purposes only and is subject to change without notice.
Trees and plantings are for illustrative purposes only and are not a reflection of actual landscape plan.

Included Features *Townhomes*

INTERIOR FEATURES

- ◆ Smooth finished 9 foot ceilings
- ◆ **Shaw** luxury vinyl plank in the foyer, laundry, powder room and kitchen
- ◆ **Ceramic Tile** in the master bath and bath 2
- ◆ **Shaw** continuous filament nylon carpet with 5.5lb pad
- ◆ Ventilated shelving in closets
- ◆ Smooth two-panel square top interior doors
- ◆ 1 x 4 baseboard and door casing
- ◆ **Dexter by Schlage** satin nickel door hardware with matching hinges
- ◆ **Savoy House** lighting
- ◆ 2 hour fire-rated wall between every residence, with sound deadening insulation

EXTERIOR FEATURES

- ◆ Brick and HardiePlank veneer w/ decorative features per elevation
- ◆ **Plygem** windows
- ◆ Self-sealing fiberglass reinforced asphalt shingles with 30 year manufacturer's limited warranty
- ◆ Two exterior hose bibs
- ◆ Dead bolt locks on all house exterior doors
- ◆ Professionally designed landscape package
- ◆ Balcony off main level with Trex decking and iron rails

ELECTRICAL FEATURES

- ◆ Low-voltage prewiring for four outlets (data, cable or phone)
- ◆ Two exterior waterproof receptacles
- ◆ GFI receptacles in wet areas
- ◆ Smoke detectors & carbon monoxide detector (per code)

KITCHEN FEATURES

- ◆ **Timberlake** 42" cabinets
- ◆ **Granite** countertops and **Tile Backsplash** in the kitchen
- ◆ **Delta** chrome faucet with pull out sprayer
- ◆ **GE Appliances** -
 - 30" Free standing, self cleaning ceramic top black range
 - Multi-cycle black dishwasher
 - Black over the range microwave
- ◆ Garbage disposal
- ◆ Icemaker connection line



BATH FEATURES

- ◆ **Delta** chrome faucets in all baths
- ◆ Tile shower with fiberglass pan in master shower
- ◆ Venetian marble vanity tops with undermount sink in master and 2nd baths
- ◆ 42" high mirror over vanity cabinets in full bathrooms
- ◆ Temperature controlled "anti-scald" shower heads

ENERGY EFFICIENT FEATURES

- ◆ **Lennox** gas heat & central air conditioning
- ◆ Separate HVAC zone for each floor
- ◆ Energy efficient insulation
- ◆ Water conserving **Sterling** toilets in all bathrooms
- ◆ 50 gallon energy efficient gas water heater
- ◆ **DuPont Tyvek** house wrap
- ◆ **Delta** low-flow faucets & shower heads
- ◆ Energy efficient fiberglass front entry door
- ◆ Energy saving low E vinyl windows

PERSONALIZED FEATURES

- ◆ **2-10 Home Buyers Warranty**
 - 10-Year** limited structural warranty
 - 2-Year** system coverage
 - 1-Year** workmanship coverage
- ◆ Pre-Construction, Pre-Drywall, New Home Orientation and Final Inspection with your Personal Builder
- ◆ 60 day service checkup and 11 month service checkup
- ◆ Emergency Service provided nights, weekends and holidays
- ◆ Personal appointment at our design center with an elaborate selection of options available.

A limited selection of optional and upgrade items are available. Meeting Street reserves the right to substitute materials, appliances or equipment which are substantially equivalent to those listed here. The Model Home includes special decorative upgrades and features that are not included in the Base price of the home. Seller is not responsible for amenities planned therein, and any illustrations or representations regarding improvements are subject to change. Meeting Street Homes & Communities features subject to change without notice.

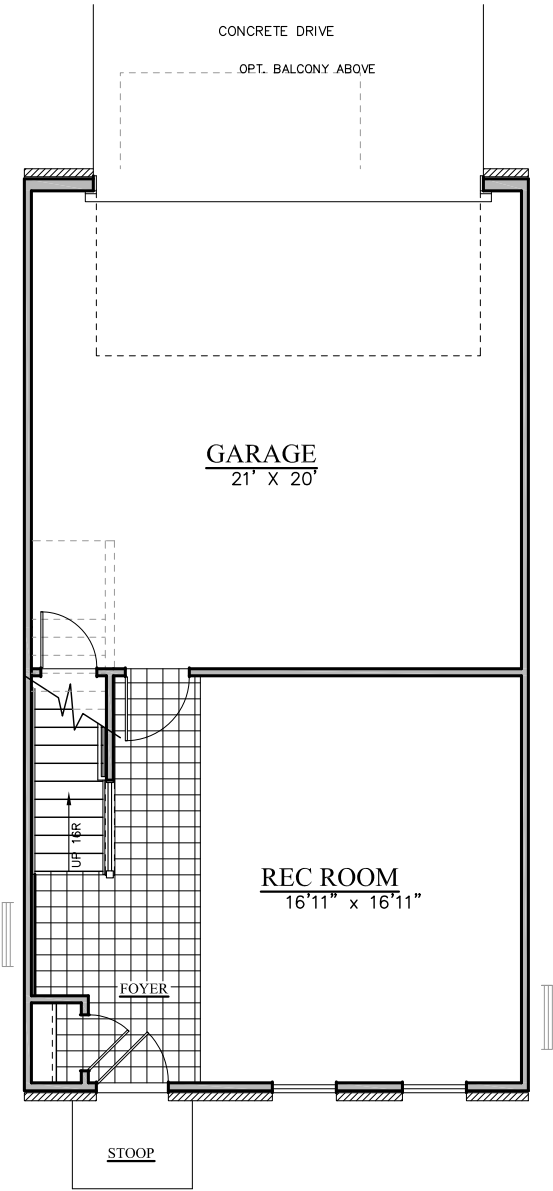


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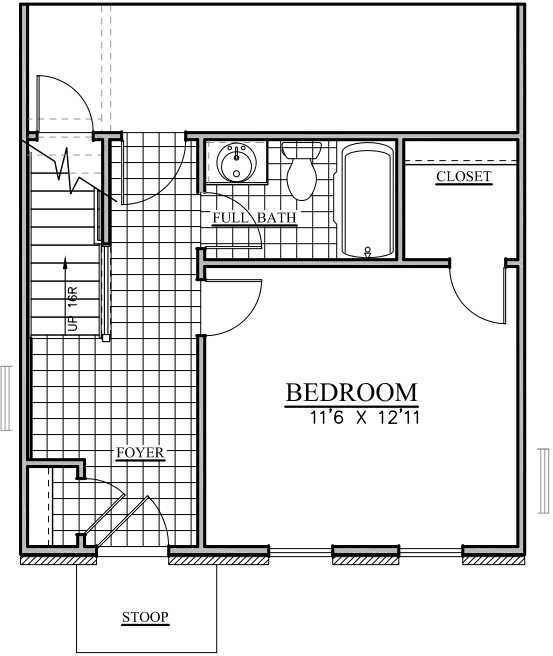
Exclusively listed by:



5/16/23



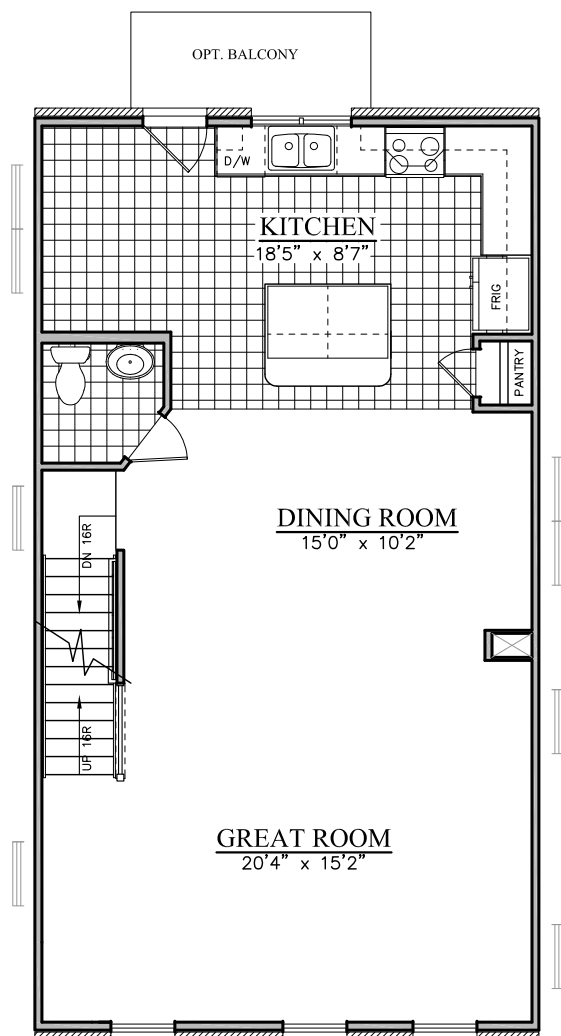
BASEMENT LEVEL



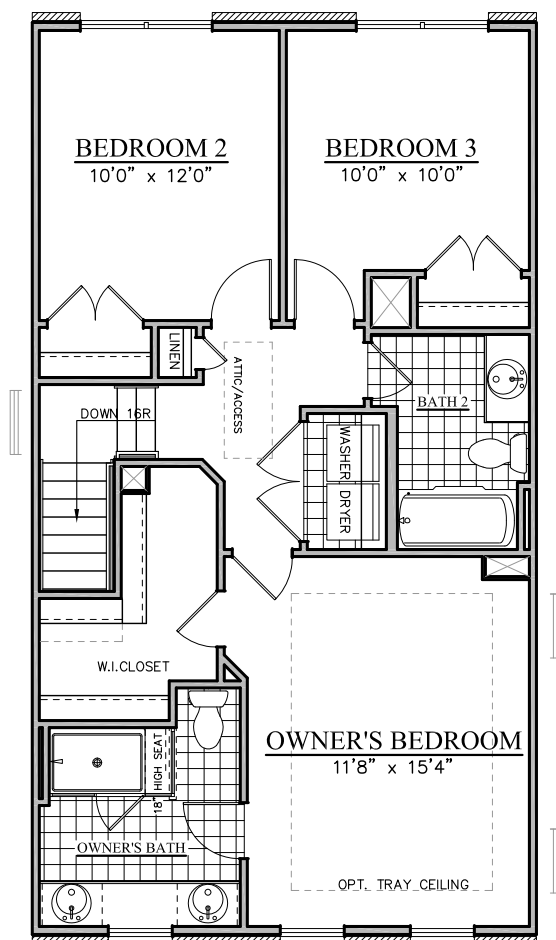
OPT. BASEMENT BED/BATH

Prices, plans, dimensions, specifications, materials and availability are subject to change without notice and completed improvements may differ from illustrations. artist's renderings are conceptual and may include options/upgrades such as dormers, planter boxes,proches, etc. and may illustrate roof lines which will vary due to site conditions. This does not constitute an offer to sell real property in any jurisdictions where prior registration or other advance qualifications of real property is required. Broker participation is welcome.

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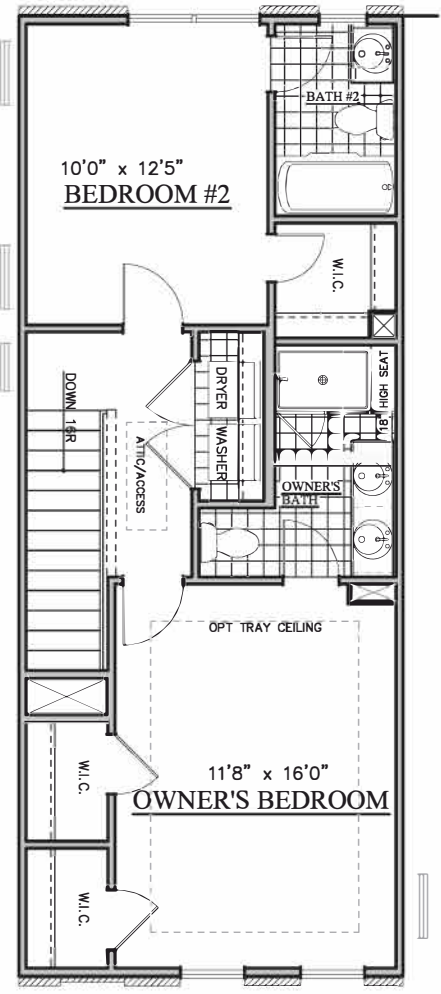
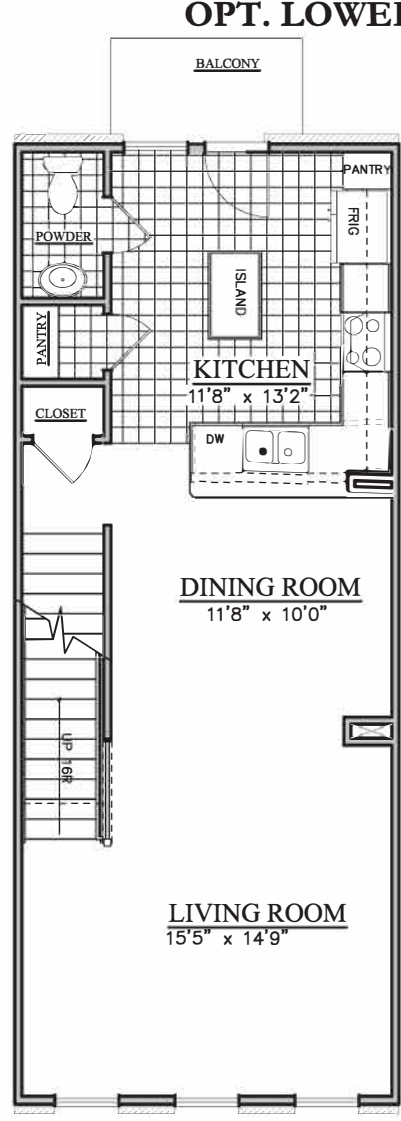
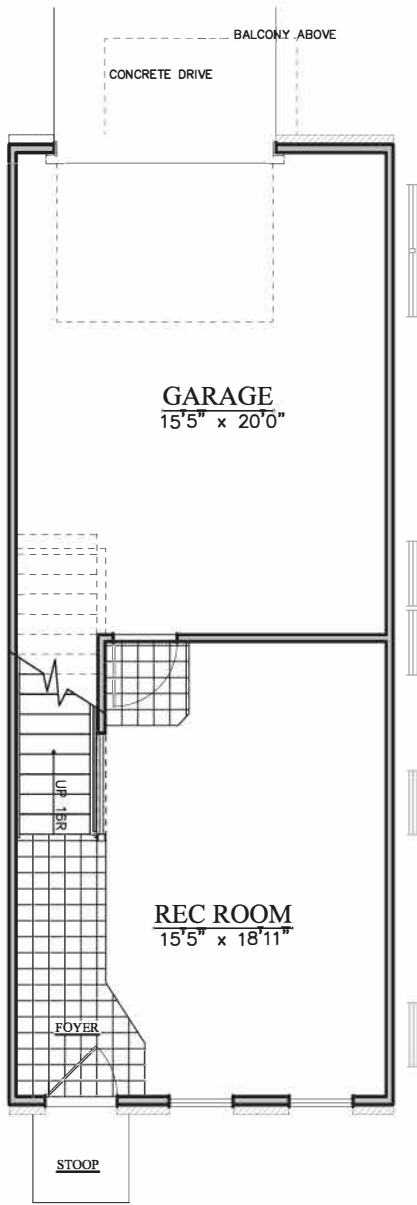
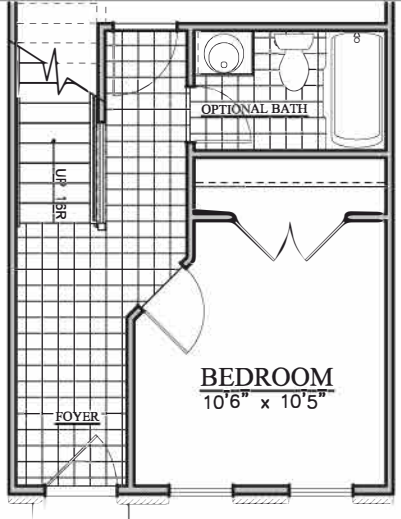
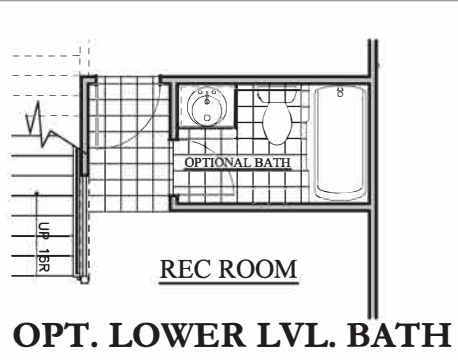
1ST FLOOR



2ND FLOOR

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