



ROSEHAVEN HOMES

“Sydney” Townhome Specifications (1,357 sq ft)

Interior Features

- 9-foot ceilings on first floor and in bedrooms
- Upstairs laundry room
- Kitchen: Stainless steel appliances (electric range/oven, wall mounted recirculating microwave, dishwasher, and refrigerator with top freezer); granite countertops; 50/50 undermount stainless steel sink; Quality Cabinets (34” base and 30” and 42” upper wall cabinets with crown molding)
- Bathrooms: Granite vanity top(s) with integral sink and 4” splash; high-quality Moen valves and faucets; toilet paper holder, towel ring, and 24” towel bar per plan; 5’ acrylic tub with ceramic subway tile surround; pedestal sink in powder room; mirrors in all vanities
- Ceiling fan in open living area
- Oversized baseboards per plan
- Linen closet
- Premium wood-look floors (laminated vinyl plank floating floor on first floor and second floor bathrooms and utility room)
- Carpet with 6-pound pad in bedrooms, hallway, and stairway
- Wood-look window blinds
- All bedrooms wired for ceiling fans
- Shelving in closets and pantry
- Solid core garage entry door with self-closing hinges

Community Specifications

- Gated entrance, unified front yard irrigation system, irrigation water bill included in HOA fee, front yard mowing included

Exterior Features

- Multiple elevations: “Craftsman,” “Farmhouse,” “Georgian,” & “Colonial”
- 1.5 car garage with garage door opener
- LP SmartSide or fiber cement siding
- Insulated painted fiberglass front door with glass panel
- Kwickset entry knob and deadbolt
- Insulated, steel rear door with integrated blinds
- 25 year rated 3-tab shingles
- Doorbell at entry
- Covered patio (per plan)
- Pre-plumbed for water softener
- Front yard irrigation
- Backyard privacy fence: 6’ cedar pickets – installed per plan

Green Building & Energy Efficiency

- Foam insulation: Approx. 3.5 inches at exterior walls and 5.5 inches at roof.
- Conditioned attic
- 220V electric car outlet in each garage
- Double paned, Low-e glass, vinyl framed windows
- 14 SEER HVAC
- Fresh-air ventilation
- R8 ductwork
- Duct leakage and house envelope seal test certification

Other Specifications

- Duplex with approximately 1,357 square feet per side (per Sydney plan)
- Slab on grade foundation
- 1-2-10 year limited warranty

Version 1.3

***Some units may have different features available. This list is not guaranteed.
Please verify the features for the home you are purchasing before closing.***