

Avenue Park Feature Sheet



Exterior Design Features

- **High-Quality Exterior Paint Scheme:** Durable, weather-resistant paint for lasting color and protection.
- **Home Wrap:** HomeGuard or equivalent waterproofing material with added ice and water shield in critical areas.
- **HardiePlank® Siding:** Low-maintenance siding with a 50-year transferable warranty for durability and peace of mind.
- **Professionally Engineered Post-Tension Slab Foundation:** Ensures stability and long-term structural integrity.
- **Fully Sodded Front and Back Yards:** Drought-tolerant landscaping to minimize maintenance and support sustainable water use.
- **Fully Fenced Back Yard:** Provides privacy and security, enhancing outdoor functionality.
- **Covered Patio:** Ideal for outdoor living and entertainment, offering shade and additional space.
- **Exterior Hose Bibs:** Two outdoor faucets conveniently placed for gardening and cleaning.



Interior Design Features

- **Vinyl Flooring in Main Living Areas:** Durable and easy-to-maintain.
- **Carpet in Upstairs Bedrooms:** Adds comfort and warmth.
- **No Tile Flooring:** Consistent vinyl and carpet combination for a cohesive look.
- **Energy-Efficient Compact Fluorescent Bulbs:** Cost-effective and eco-friendly.
- **Decorative Pendant Light Fixture in Dining Area (per plan).**
- **Faux Wood Blinds on Select Windows:** Complements the interior design.
- **Flush Panel Solid Core Interior Doors:** Sturdy with chrome or black hardware.
- **Half-Light Exterior Door to Patio:** Provides stylish access to outdoor spaces.
- **Shower and Tub Surrounds:** Tile shower walls and decorative tile tub surround in both primary and secondary bathrooms.
- **Carbon Monoxide and Smoke Detectors:** Combination units installed for enhanced safety.
- **Connectivity:** Pre-wired CAT-5 in the family room and primary and secondary bedrooms for telecommunications.



Energy Efficiency Features

- **HVAC System:** 14 SEER, 2.5-ton unit for efficient climate control.
- **Insulation:** R-38 in ceilings and R-19 batt insulation in exterior walls for optimal thermal efficiency.
- **Gas Tankless Water Heater:** Provides on-demand hot water with energy savings.
- **Stainless Steel and Black Combo Appliances:** Energy-efficient gas range, dishwasher, microwave, and vent hood.
- **Water-Conserving Plumbing Fixtures:** Installed at toilets, shower heads, and faucets for water efficiency.
- **Low-VOC Paint:** Used throughout the home for improved indoor air quality.
- **Double-Pane Low-E Vinyl-Framed Windows:** Enhances energy efficiency and insulation while reducing utility costs.
- **Smart Thermostat:** Allows customized temperature settings for energy conservation.



Quality Craftsmanship

- **Third-Party Quality Inspections:** Conducted throughout the construction process to ensure consistent quality and craftsmanship.
- **Security System:** Wireless security options are compatible and recommended.
- **One-Year Coverage on Builder Defects:** Addresses initial workmanship.
- **10-Year Structural Warranty:** Covers structural defects.
- **Manufacturer Warranty on Major Components:** Coverage as per individual manufacturer policies.
- **Warranty Registration:** Homeowners are advised to register all major appliances and HVAC components with manufacturers to ensure full warranty coverage.