



PALISADES PARK

A community of Two & Three Level Residences in Timbergrove
SECTION 5 NOW OPEN



CHOICE IS THE ULTIMATE LUXURY





PALISADES PARK QUICK MOVE-IN HOMES

6340 Paddington Bend
\$459,900

3 beds | 3.5 baths | 2 car garage
1,802 sq. ft.

CORNER UNIT

6334 Paddington Bend
\$464,900

3 beds | 3.5 baths | 2 car garage
1,800 sq. ft.

6332 Paddington Bend
\$459,900

3 beds | 3.5 baths | 2 car garage
1,808 sq. ft.

6338 Paddington Bend
\$474,900

3 beds | 3.5 baths | 2 car garage
1,876 sq. ft.

6336 Paddington Bend
\$474,900

3 beds | 3.5 baths | 2 car garage
1,876 sq. ft.

6330 Paddington Bend
\$529,900

3 beds | 3.5 baths | 2 car garage
2,425 sq. ft.

CORNER UNIT

PRICES ARE SUBJECT TO CHANGE
CHECK MLS FOR THE MOST UP TO DATE INFORMATION

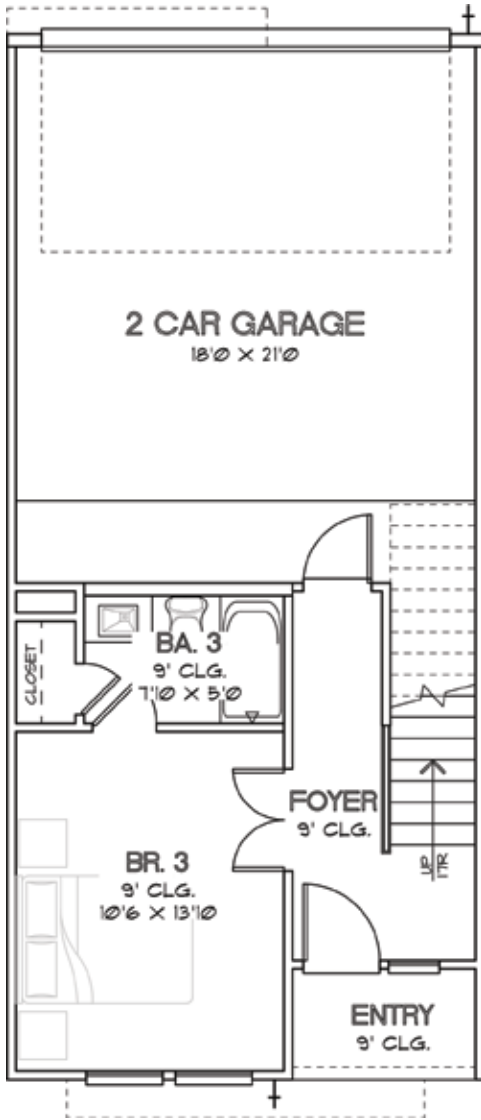
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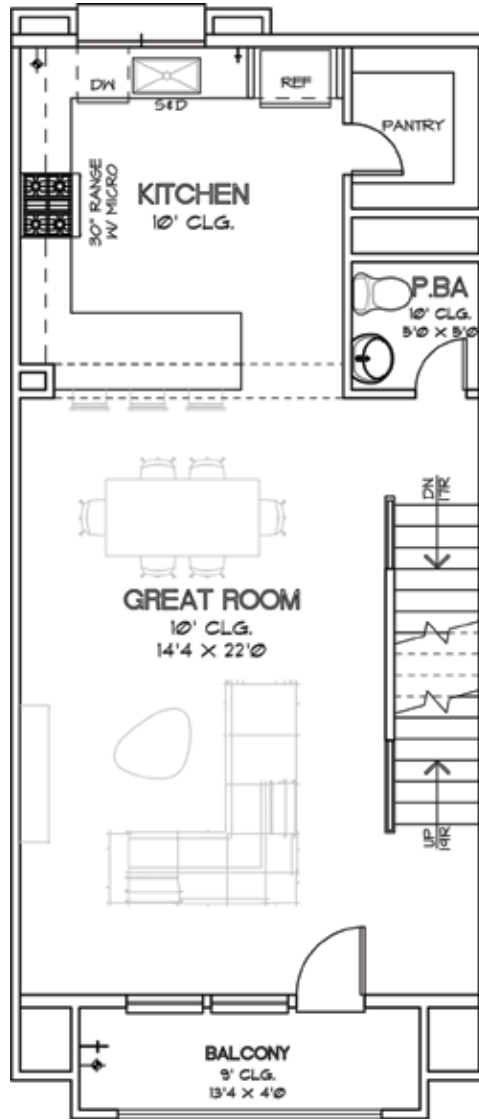


CITY HOMES
CHOICE

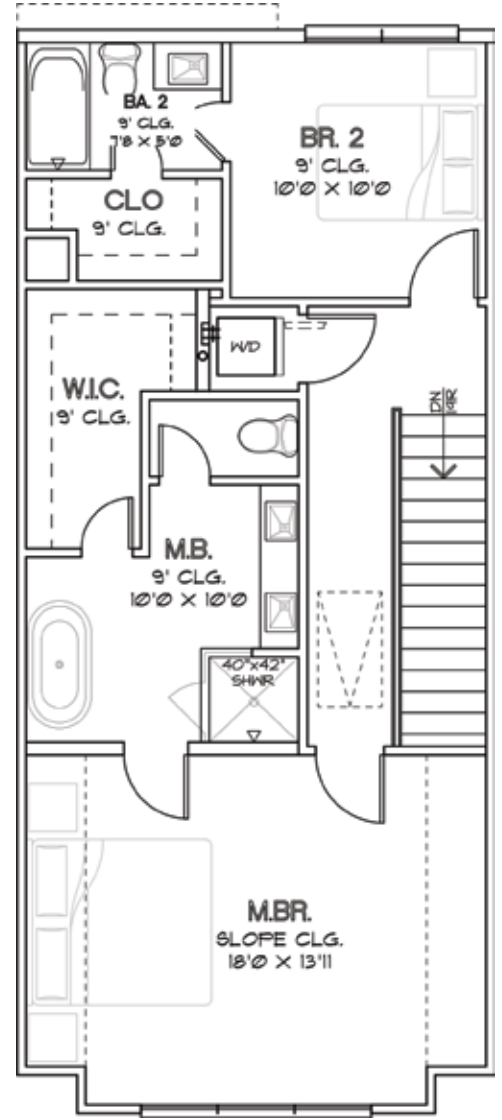
PALISADES PARK
1,802 SQ.FT.



FIRST FLOOR



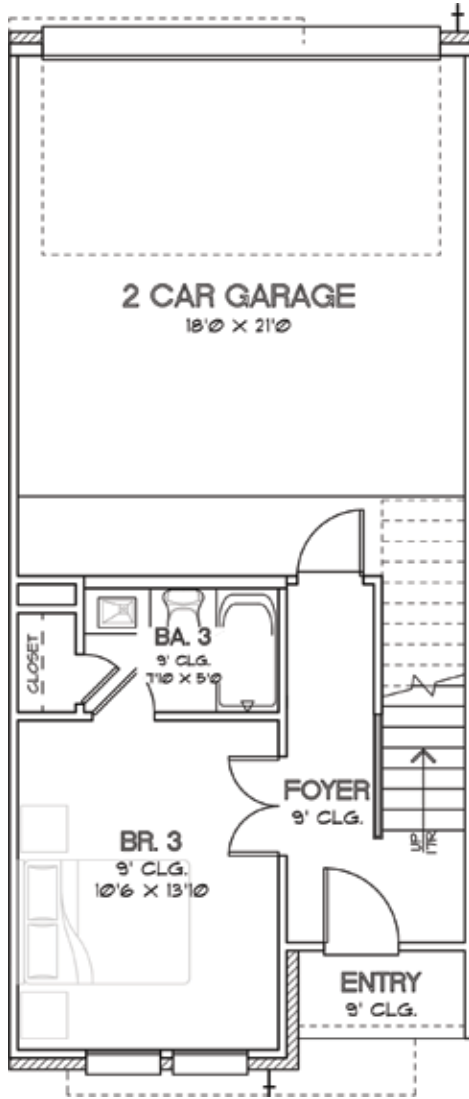
SECOND FLOOR



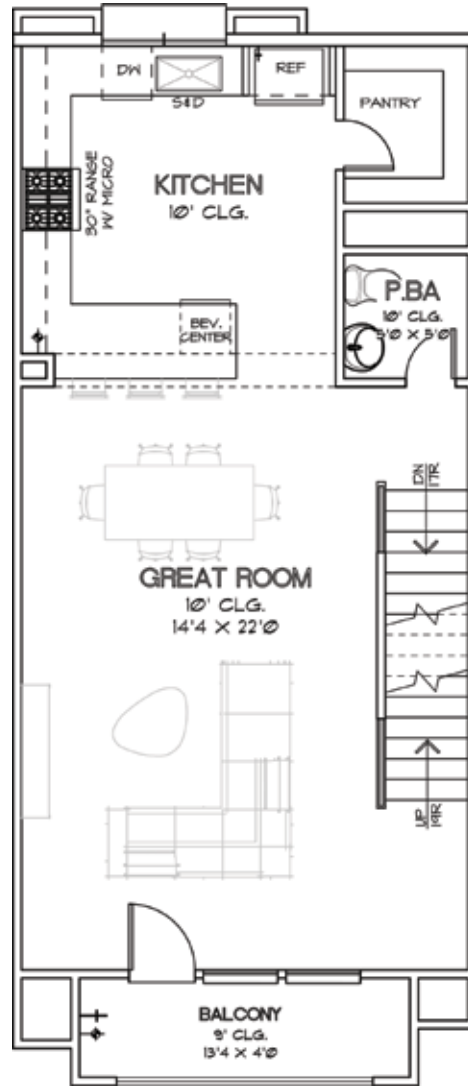
THIRD FLOOR

CHOICE IS THE ULTIMATE LUXURY

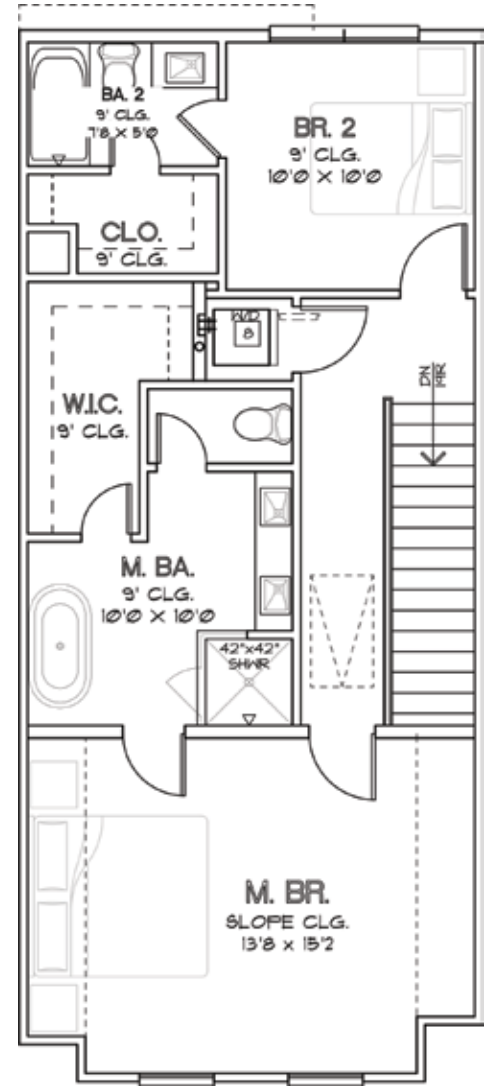




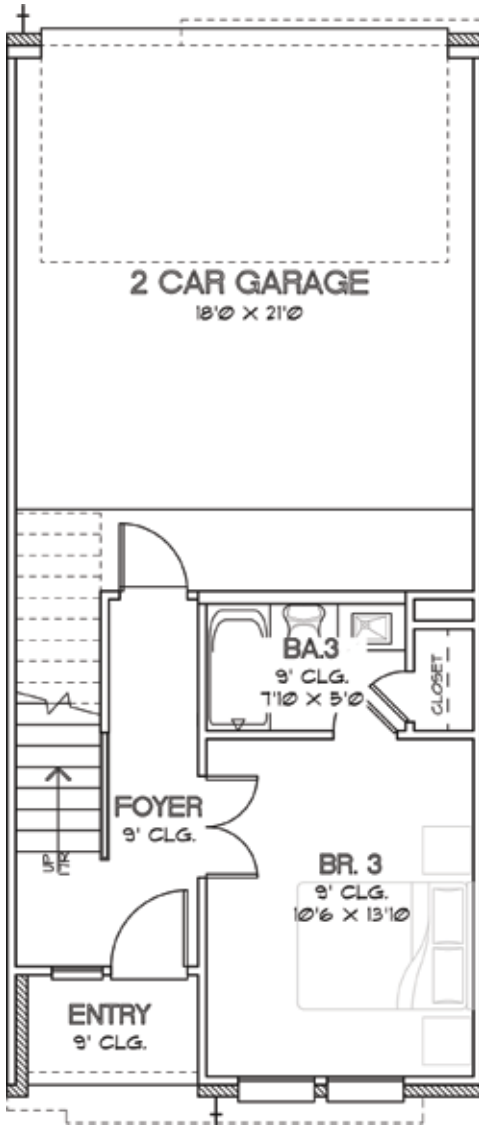
FIRST FLOOR



SECOND FLOOR



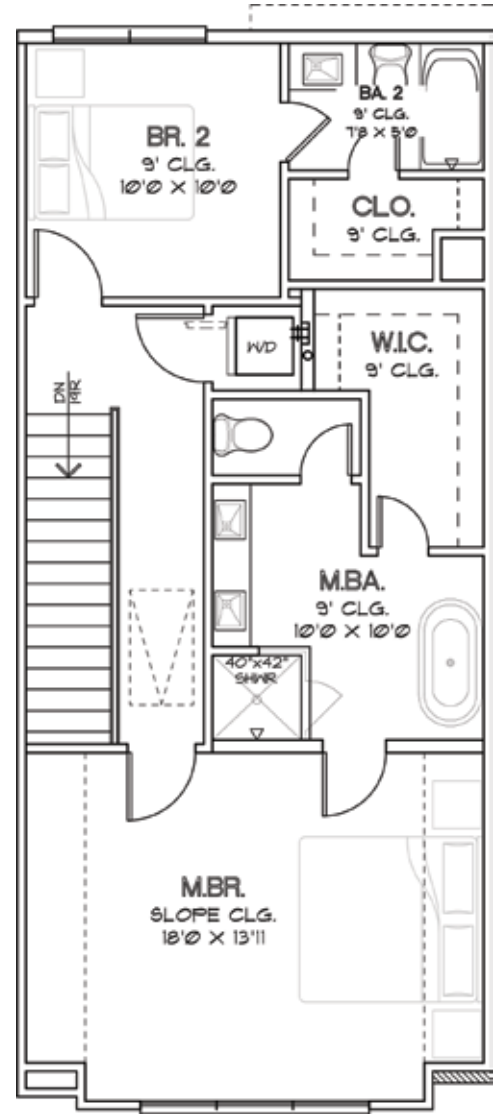
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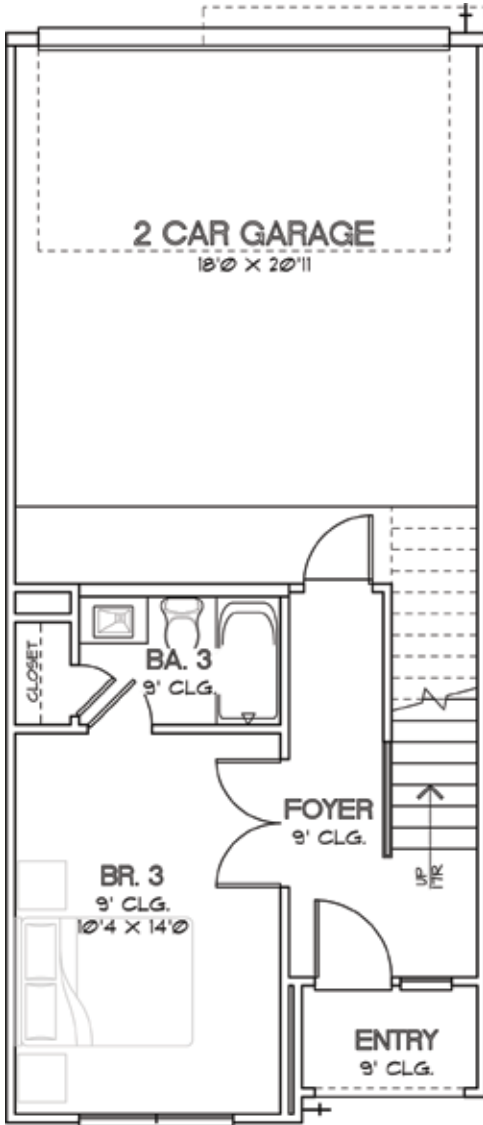
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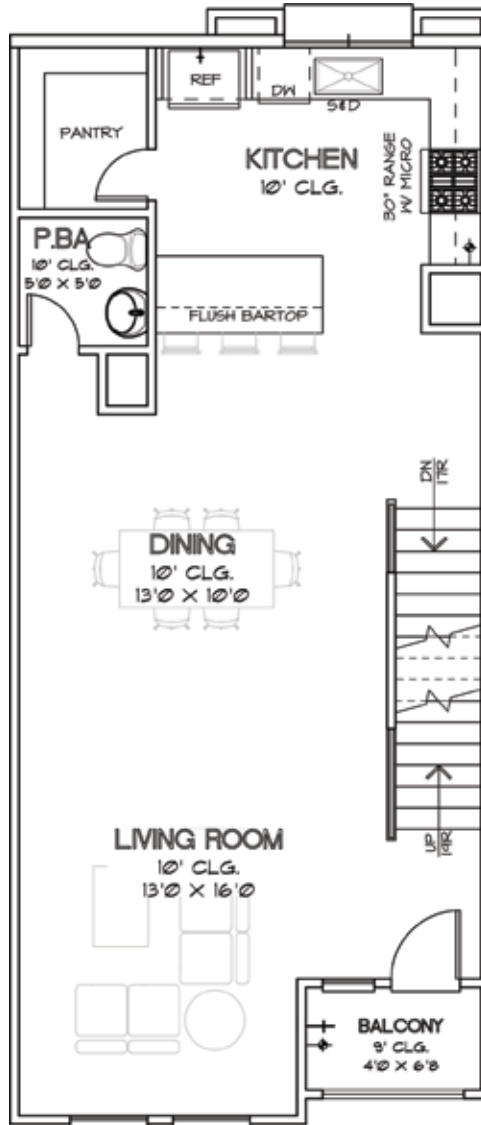
SECOND FLOOR



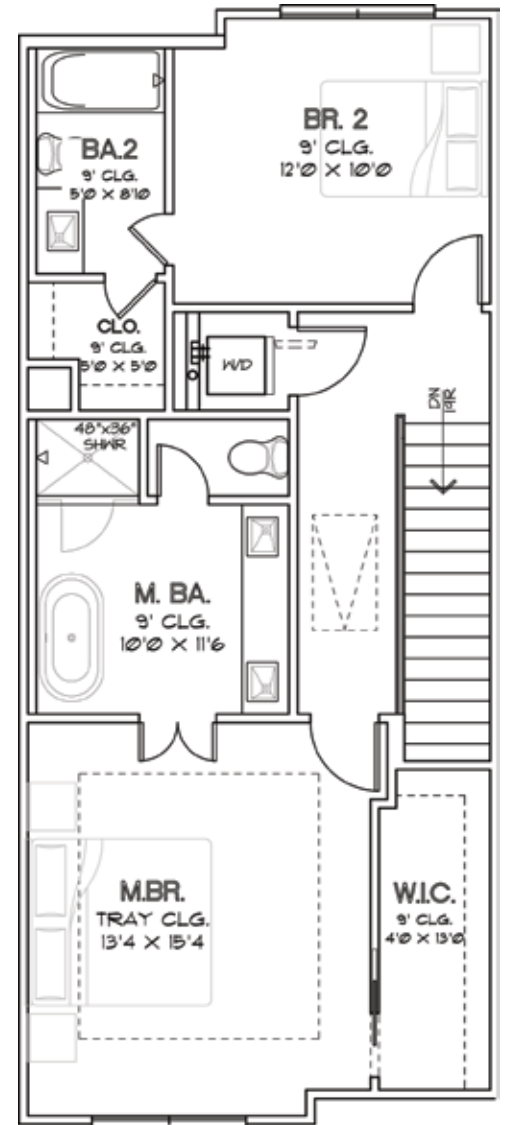
THIRD FLOOR



FIRST FLOOR



SECOND FLOOR



THIRD FLOOR



PALISADES PARK

FEATURES & SPECIFICATIONS

FIRST FLOOR (ENTRY WAY, FIRST BEDROOM, FIRST BATHROOM)

- Engineered Swiss Flooring in Entry Hall
- Coat Closet
- First Bedroom with Engineered Swiss Flooring
- Designer Porcelain Floors in Bathroom and Shower
- Quartz Countertops
- Undermounted Sink
- Modern Chrome Plumbing Fixtures
- Laminate Wood Steps up to Second Floor

SECOND FLOOR (KITCHEN, DINING, LIVING ROOM)

- Engineered Swiss Flooring throughout Second Floor
- Laminate Wood Treads
- Quartz Countertops
- Subway Tile Backsplash
- Shaker Cabinetry
- Powder Room with Pedestal Sink

THIRD FLOOR

- Engineered Swiss Flooring in Hallways
- Laminate Wood Treads on Stairs/Risers

Master Bathroom

- Engineered Swiss Flooring
- Designer Porcelain Floors in Bathroom and Shower
- Free-Standing Soaking Tub
- Frameless Glass Shower
- Modern Chrome Plumbing Fixtures
- Undermounted Sink
- Quartz Countertops
- Mirrors
- Shaker Cabinetry

Secondary Bathroom

- Designer Porcelain Flooring and Paneling in Shower
- Quartz Countertops
- Undermounted Sink
- Modern Chrome Plumbing Fixtures
- Shaker Cabinetry

MECHANICAL SPECIFICATIONS

Foundation

- Engineered Post Tension Foundation
- 3,000 PSI Concrete
- Engineered Building Pads

Frame and Cornice

- Engineered Structural Framing
- 2"x4" Stud Grade Fire Walls, Every 16" (+or-) O.C.
- Yellow Pine Ceiling Joints 16" (+or-) O.C.
- Yellow Pine Rafters, 16" (+or-) O.C.
- 7/16" OSB Roof Decking with TechShield Radiant Barrier
- 7/16" OSB Sheathing
- Engineered Wood Trusses Per Floor

- 3/4" Tongue and Groove Subfloor
- Cem Plank Siding
- All Subfloor is Glued, Nailed and Screwed
- Anthony Power Beams
- Windstorm Per Plans and Codes

Windows

- Vinyl Frame, Insulated (Double Pane), Clear Glass with Low-E

Ceiling Heights

- Varies from 9'-12' - See Floor Plan

Exterior

- HardiPlank siding or Hardi Stucco Board
- Sherwin Williams Conflex Elastomeric Coating
- 30-Year Roof Shingle

Air Conditioning and Heating

- 16 SEER System
- Name Brand Condensing Unit
- Name Brand Furnace
- R-8/6 Silver Flex Duct in Attic
- Programmable Thermostats

Electrical

- All Copper Wiring throughout the House
- GFI Safety Switches where Required by Codes
- 125 AMP Main Electric Panel
- All Other Electrical Wiring as Per Floor Plans
- Recessed Can Lighting

Plumbing

- CPVC Vents and Drain Pipes
- Black Steel Pipes for Gas
- Insulated Exposed Water Lines
- 40-Gallon Water Heater

Insulation

Area:	Material:	R-Value:	Thickness:
Exterior Walls	Batt	R-19	5"
Cold Floors	Batt	R-19	6.25"
Ceilings	Batt	R-19	5"
Attic	Blown	R-38	12"

Appliances

- Dishwasher: Samsung DW80M2020US
- Cooktop: Samsung NX58K3310SS
- Microwave: Samsung ME16K3000AS

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CITY HOMES
CHOICE

PALISADES PARK

SECTION 5 SITE PLAN



COMPLETED HOME



Under Construction

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