

# Twin Forks Townhome

## End Unit



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4 Bed - 4 Bath

1,824 sqft

# Standard Finishes & Upgrade Options



## Exterior:

High Quality Exterior  
Low Maintenance Hardie Lap & Board and Batten Siding  
30-Year Dimensional Architectural Roof Shingles & Metal Roof  
Single Hung, Double Pane High Efficiency Low E Glass Vinyl Windows  
8x8 Smooth Pressure Treated Columns

## Building Standards:

Slab on Grade Concrete Foundation  
Traditional Stick Framing Methods  
Framed "Green Corners" for higher Energy Efficiency

## Interior Features:

9' Ceilings throughout  
Traditional R13 Batt/Fiberglass Insulation  
High Efficiency 50 Gallon Electric Water Heater  
Energy Efficient 14 SEER Electric Heat Pump

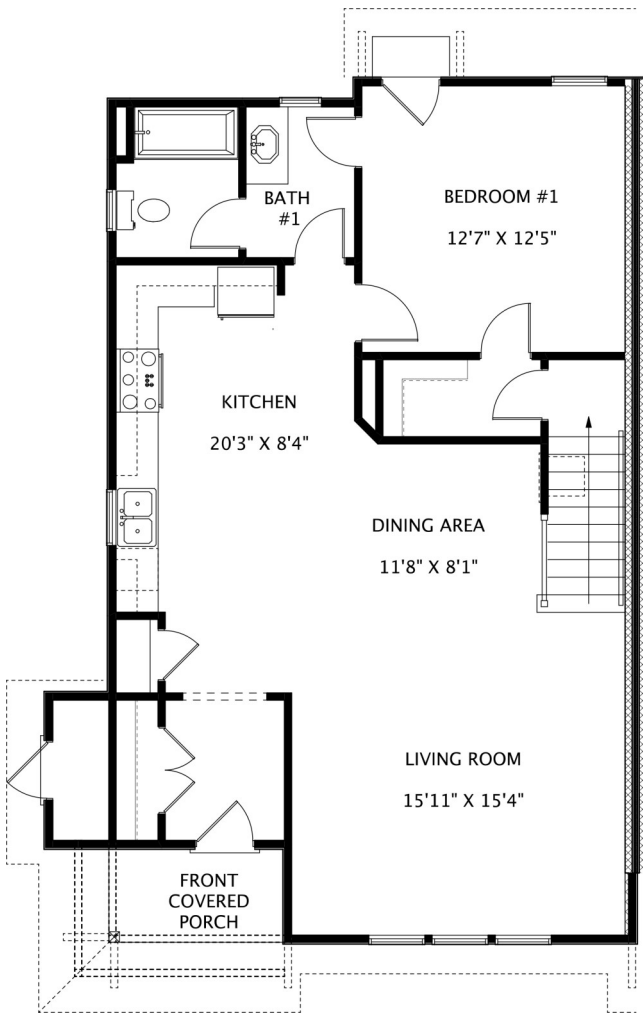
## Interior Finishes:

Luxury Vinyl Plank Flooring installed throughout the Main Floor, the Laundry Room and in all Full Bathrooms  
Carpet in all Bedrooms  
Custom Designed Wooden Cabinets in Kitchen & Bathrooms  
Granite countertops throughout  
Stainless Steel Appliances by Whirlpool®, including the Dishwasher, Electric Range & Microwave  
Delta® Kitchen and Bath Fixtures  
Vanity Mirrors  
5' Americast Tub with tile surround in Master Bath  
Low Maintenance High Quality Fiberglass Tub/ Shower in all other Full Bathrooms  
Recessed Lighting throughout Kitchen & Living Room  
Wire Shelving installed in all Closets, Pantry, & Laundry Areas  
Interior walls primed & painted with Sherwin Williams® products. Includes two wall colors, one trim color, & one ceiling color  
6" Baseboards throughout  
Shiplap will be installed on the two walls of the inside corner of stairwell facing common area  
Judges Paneling in Foyer

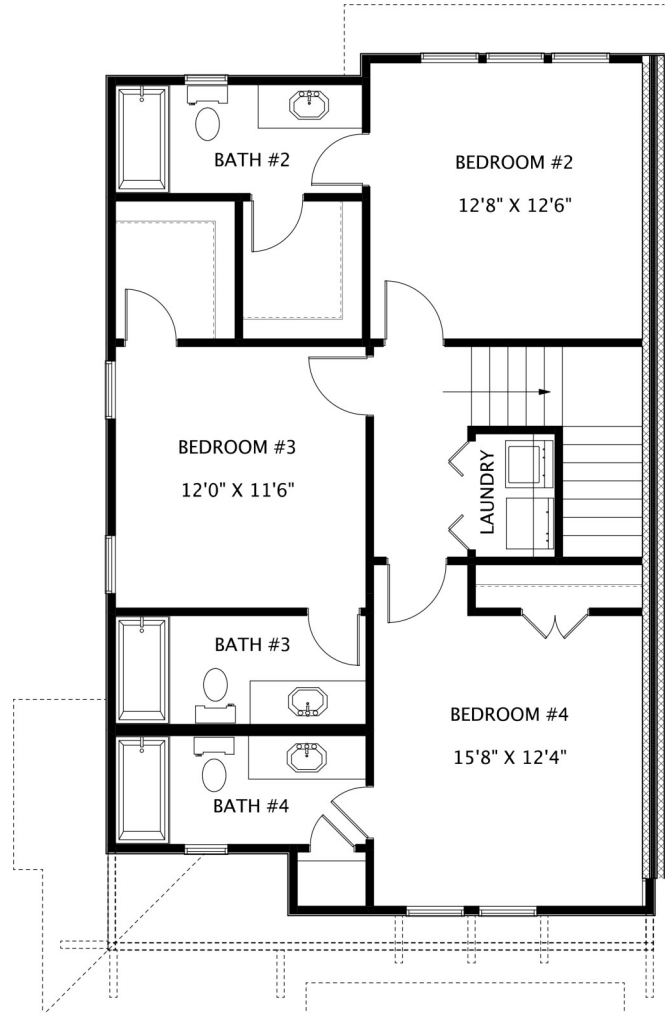
## Upgraded Finish Options:

Farmhouse Sink	\$1,250
Under Cabinet Lighting	\$1,200
2" White Faux Wood Blinds throughout	\$69 per window/door
Window Screens (on all operable windows)	\$32 per window
Solid Core Doors throughout	\$1,700
Barn Door	\$500
Floor Outlet	\$500 per
USB Outlet	\$50 per
Surround Sound	\$3,250
(Includes 5 ceiling speakers, 1 sub woofer (floor standing), 5 channel audio-video receiver/amplifier & 1 Control4 entertainment controller with remote)	
Music Package	\$1,000 per room
(Includes 2 in ceiling speakers & 1 zone amp w/ wireless remote control via smart phone or tablet app, requires WiFi)	

# Floor Plan



Main Level



Upper Level

THE ELEVATION AND FLOOR PLANS CONTAINED HEREIN ARE NOT TO SCALE AND ARE GRAPHIC ILLUSTRATIONS FOR MARKETING AND PRESENTATION PURPOSES ONLY. ACTUAL FLOOR PLANS AND ALL MATERIALS MAY VARY PRIOR TO OR DURING CONSTRUCTION. SOME FEATURES SHOWN MAY BE OPTIONAL. HOLLAND HOMES RESERVES THE RIGHT TO SUBSTITUTE MATERIALS AND COMPONENTS OF SIMILAR QUALITY, AND TO CHANGE FEATURES, OPTIONS, AND ARCHITECTURAL DETAILS WITHOUT PRIOR NOTICE. ACCORDINGLY, NEITHER THESE MATERIALS, NOR ANY COMMUNICATION MADE OR GIVEN IN CONNECTION WITH THESE MATERIALS, MAY BE DEEMED TO CONSTITUTE ANY REPRESENTATION OF WARRANTY, CONTRACT OR GUARANTEE OR MAY OTHERWISE BE RELIED UPON BY ANY PERSON OR ENTITY UNLESS CONVEYED IN WRITTEN FORM. THIS MARKETING INFORMATION AND PLAN ARE PROPERTY OF HOLLAND HOMES.

# Design Selections



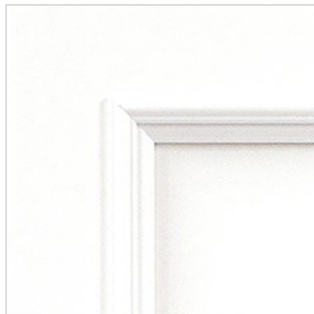
Carpet  
Angel Cloud



LVP  
Windsor



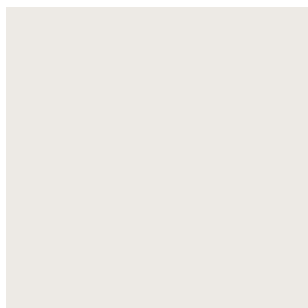
Backsplash & Master Shower Tile  
White Subway Tile



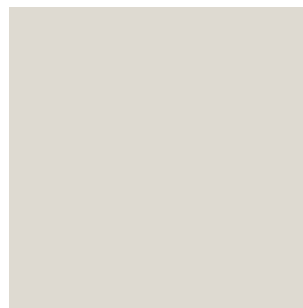
Cabinet Color  
Glacier



Hardware Finish Color  
(Includes lighting & plumbing fixtures)  
Oil Rubbed Bronze



Trim & Ceiling Paint  
Snowbound SW 7004



Wall Paint  
City Loft SW 7631