



# The Villas at Gull Landings

## Ranch Townhomes

### Interior Features

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- Full Basement
- Air Conditioning
- Painted Trim Package
- Pre-Stained Hardwood Floors
- 200-Amp Electrical Service
- ¾" Tongue & Groove OSB Sub-Flooring
- Gas Forced Air Heat
- Smoke Detectors (per plan)
- Shut Off Valve -all plumbing fixtures
- Sump Pump & Drain Tile -throughout
- Walk-In Closets (per plan)
- Wire Shelving -closets (per plan)
- Copper Plumbing Water Supply
- Doorbell
- Lighting Allowance
- Ceramic Tile Floors -bathrooms and laundry room
- Carpeted Bedrooms
- Vaulted Ceiling -master bedroom
- 9' Walls -throughout

### Exterior Features

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- Brick Front
- Architectural Shingles
- Aluminum Fascia & Soffits
- Aluminum Gutters & Downspouts
- Insulated Raised Panel Garage Door
- 12'x12' Concrete Patio
- Asphalt Driveway
- 2 Outside Weatherproof Outlets
- 2 Frost-Proof Water Spigots
- Foundation Wall Damp-Proofed
- Fully Landscaped
- 2 Garage Outlets (1 wall/1 ceiling)

### Kitchen Features

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- Pre-Stained Hardwood Floors
- Granite Counter Tops
- Double Bowl Stainless Sink
- Appliance Package

### Energy Saving Features

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- Vinyl Clad Windows w/Screens
- Tyvek House Wrap
- R-15 Blown in Cellulose Insulation - exterior walls
- R-49 Blown in Cellulose Insulation - exterior attic ceiling
- R-38 Blown in Cellulose Insulation - garage ceiling
- R-11 Kraft Face Batts Insulation - garage exterior walls
- Fully Dry Walled & Painted Garage

### Bathroom Features

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- Fiberglass Shower/Tub Surround -hall bath
- Tiled Shower -master bath
- Double Bowl Sink -master bath
- Ceramic Tile Flooring
- Chrome Shower Door -master bath