

Features and Specifications

DESIGN FEATURES

- Environments for Living—Diamond Class Homes for Homeowner Energy Efficiency, Indoor Air Quality, Advanced Comfort and Durability.
- Elaborately Designed Tumbled Brick Exterior Architecture
- Crawl Space Foundation
- Maintenance Free Windows by Silverline
- Private Terraces Featuring Scored, Colored Concrete
- Elevator Options Per Floor Plan
- Gated Community with Brick Paver Entrance
- Builder's Warranties & Ten Year Limited Warranty (2-10 Home Builder Warranty or Equal)
- Extensive Landscape Design and Irrigation System
- Individually Metered Gas, Electric, Telephone And Cable Utilities
- Two Car Garage with Cottage-Style Doors
- Fiberglass Reinforced Architectural 30-Year Roof – Shingles
- Water Meters included in Home Owner Association (HOA) Dues

INTERIOR FEATURES

- 10' Ceilings on Main with 8' Doors
- 9' Ceilings on 2nd Floor with 6'8" Doors
- Site-Finished Hardwood Flooring in Foyer, Gathering Room, Dining Room, Den, Kitchen, Hallways and Powder Room on Main Floor
- Wide Trim Casings and Baseboards
- Recessed Lighting Throughout Per Plan
- Vented Gas Fireplaces With Logs, Granite Surrounds and Hearth with Mantle
- Spacious Laundry Room with Folding Table
- Large Walk-In Closets in Master with Job Built Painted Shelving
- Carpet In All Bedrooms
- Category 5 Wiring for Telecommunication Systems, Broad Band Cable for HDTV and High Speed, Internet Access. Pre-wired in Kitchen, Bedrooms, Gathering Room, Den and Office
- Interior Door Hardware Finish Selections
- Ceiling Fan Prewire in Living Room and all Bedrooms, Standard Ceiling Fan Installed in Living Room and Master Bedroom
- Laundry Room includes White 30" Cabinetry and Tile Floors

KITCHEN FEATURES

- 42" Cabinetry by Merillat
- Drop In Gas or Electric Cook Top
- GE Profile Appliances
- Undermount Sinks
- 42" Kitchen Wall Cabinets, Over 36" Base Cabinetry

BATH FEATURES

- 48" Beveled Mirrors at Master
- Ceramic Tile Floors in All Baths
- Master Bath With Garden Tub And Separate Ceramic Tile Shower With Glass Enclosure
- Master Baths Include Double Vanities And Granite Countertops With Under Mount Sinks
- Steel Tubs In secondary Baths With Tile Shower Surround

ELECTRICAL/PLUMBING/HVAC FEATURES

- Lennox 90% Efficiency Gas Furnace with 2 Zone Control
- Digital Thermostats on Each Floor
- Security System Prewire
- Elongated Water Closet
- Smoke And Carbon Monoxide Detectors

CUSTOM SELECTIONS

- Granite Countertops in Kitchen, Baths and Laundry
- Cabinetry and Hardware
- Tile
- Interior Door And Bath Hardware
- Carpet
- Plumbing Fixtures
- Lighting
- Hardwood Floor Finish



Fairway Row

11508 H Providence Rd. PMB 264
704-814-4700

Charlotte, NC 28277
FairwayRow.com

