



Myrtle Grove

T O W N H O M E S

Amenity List For All Units Include:

1. Units will be all electric.
2. Single car enclosed garage
3. Single car additional parking pad will be in front of each unit.
4. Vinyl energy efficient windows
5. Foil back decking will be used on roof.
6. Architectural shingles will be used on roof.
7. Painted brick front façade, stucco will be under front stoop area, and hardie plank on rear of units. Tuscarora Plan (3 bedroom unit) will have painted brick on exterior side wall.
8. 2" x 6" – 2 hour fire rated wall with sound batt insulation will separate each unit.
9. Spray foam insulation will be applied to the exterior walls of the building.
10. Covered front porch will include one cypress column.
11. Covered rear porch
12. Front door will be a stained Spanish Cedar door measuring 3'2" wide x 8' tall.
13. Rear door will be a fiberglass painted door measuring 6'8" tall.
14. Interior doors will be smooth finished, raised panel, masonite painted doors measuring 6'8" tall.
15. Insulation will be R-13 batts in walls and R-30 blown in fiberglass insulation in attic.
16. Fenced backyard
17. Landscaping in front of unit will be provided.
18. Centipede sod will be provided for front and rear yards.
19. Stainless steel appliance package – range/oven, dishwasher, microwave, and refrigerator.
(Washer and dryer not included.)
20. Stainless kitchen sink will be installed.
21. HVAC system will be 14 Seer
22. All fascia and soffit will be James Hardie cement material that will not rot.
23. Tile flooring and tile kitchen backsplash have been pre-selected by Myrtle Grove Townhomes, LLC. Tile flooring located in foyer, kitchen, dining, master bathroom, hall bathroom, pantry and utility room.
24. Wood has been pre-selected by Myrtle Grove Townhomes, LLC. Site finished Dirty Top Antique Pine Wood flooring will be in family room.
25. Carpet has been pre-selected by Myrtle Grove Townhomes, LLC. Carpet will be in all bedrooms and bedroom closets.
26. Granite has been pre-selected by Myrtle Grove Townhomes, LLC. 3cm granite will be on kitchen countertop and 2cm granite will be on all bathroom vanity tops.
27. All cabinetry will be painted custom cabinets.
28. Cabinetry will be located in kitchen, bathroom vanities, above washer and dryer and above toilets.
29. Upgraded trim work



Myrtle Grove

T O W N H O M E S

30. Closets will have built in shelving with rods
31. Interior and exterior color schemes have been pre-selected by Myrtle Grove Townhomes, LLC.
32. Walls will be painted one color. Ceiling will be painted one color. All trim (trim work, interior doors and cabinets) will be painted one color. Eggshell paint will be used on all walls.
33. Cypress beam will separate dining and family room.
34. Interior painted brick column will be installed under each end of the cypress beam.
35. Cathedral ceiling in family room.
36. Double recessed ceiling in master bedroom with Antique Pine in the smaller recess.
37. 6' white garden tub will be installed in master bath with tile surround. Also, a separate custom tile shower will be installed in the master bathroom.
38. Hall bath will have a white fiberglass tub/shower unit.
39. All vanity sinks will be a white undermount sink.
40. Bathroom accessories will be installed in bathrooms to include: one towel bar, one towel ring and one paper holder.
41. Framed mirrors will be installed above bathroom vanities.
42. Ceiling fan with light kit will be installed in family room and all bedrooms.
43. Recessed cans will be provided in kitchen (4), master bedroom (4), and can/vent combo above each shower.
44. One flood light will be installed in the front and rear of each unit.
45. One cable outlet will be installed in the family room and in each bedroom.
46. One phone jack will be in each bedroom.
47. Electrical fixtures, plumbing fixtures, door knobs, door hinges, and cabinet and bath hardware will be oil rubbed bronze or brushed nickel per Selections and Options List.
48. Attic access will be installed in the garage with attic decking around it for storage.
49. Security system will be installed on all operable windows and entry doors and will include one keypad.
50. Managed HOA
51. 10 year structural warranty will be issued with all units upon buyer signing the 2-10 Warranty Corporation Addendum.

Buyer Signature _____ Date _____

Buyer Signature _____ Date _____

Seller Signature _____ Date _____

Myrtle Grove Townhomes, LLC