



Townhomes on the Banks of the Blue River

ERA Integrity Knightstown Team 765.529.2211



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Cottage Townhome Standard Features

Private Gated Community

1,761 sq ft • 2 Bedrooms • 2 Full Bathrooms • 2-Car Garage

**No Upgrade Options Available on this model*

Exterior

- Craftsman Style Architecture
- BP Lifetime Dimensional Shingles
- High Efficiency LED Exterior Lighting
- Dusk-to-Dawn Exterior Security Lighting
- Weatherproof Exterior Electrical Outlets
- Zero-Grade Main Entrance
- Automatic Garage Door & Keypad
- Covered Back Patio
- Maintenance-Free Neighborhood
- Concrete Driveways
- Beautiful Wood Lap Siding with Stone Accents

Gourmet Kitchen

- High Quality Laminate Countertops
- Solid Hardwood Custom Cabinetry
- Generous Pantry
- Stainless Steel Appliances:
 - Self-Cleaning Range
 - Dishwasher
 - Microwave Range Hood
 - Refrigerator with Icemaker
- Delta Faucet with Spray Hose
- Stainless Steel Drop-In Sink with Disposal System
- High-Efficiency LED Recessed Can Lighting
- Spacious Island

Interior

- 9' Ceilings
- High Quality Laminate Vanity Tops in All Baths
- Primary Bedroom En Suite Bathroom with Walk-In Shower (ADA Compatible) and Walk-In Closet
- Delta Bathroom Fixtures
- 2nd Bathroom Fiberglass Tub/Shower Combo
- Solid Core Raised Panel Interior Doors
- High-Efficiency LED Can Lighting Throughout
- Direct Wire with Battery-Backup Smoke Detectors
- Prewired for Internet, Cable TV & CAT5
- Ceiling Fan in Primary Bedroom
- Finished and Insulated Attached Garage
- 4.5" Painted Wood Base Trim
- Wall to Wall Carpet in Bedrooms, Closets and Living Room
- Vinyl Flooring in Kitchen, Entry, Laundry, Baths
- Quality Construction Sound Barrier Wall

Energy Saving

- High-Efficiency LED Lighting Throughout
- R-38 Ceiling Insulation
- Spray Foam Insulated Exterior Walls
- Insulated Entry & Service Doors
- Andersen Double-Hung, Low Maintenance PermaShield Windows
- Total Electric Home
- American Made High Comfort Heat Pump System

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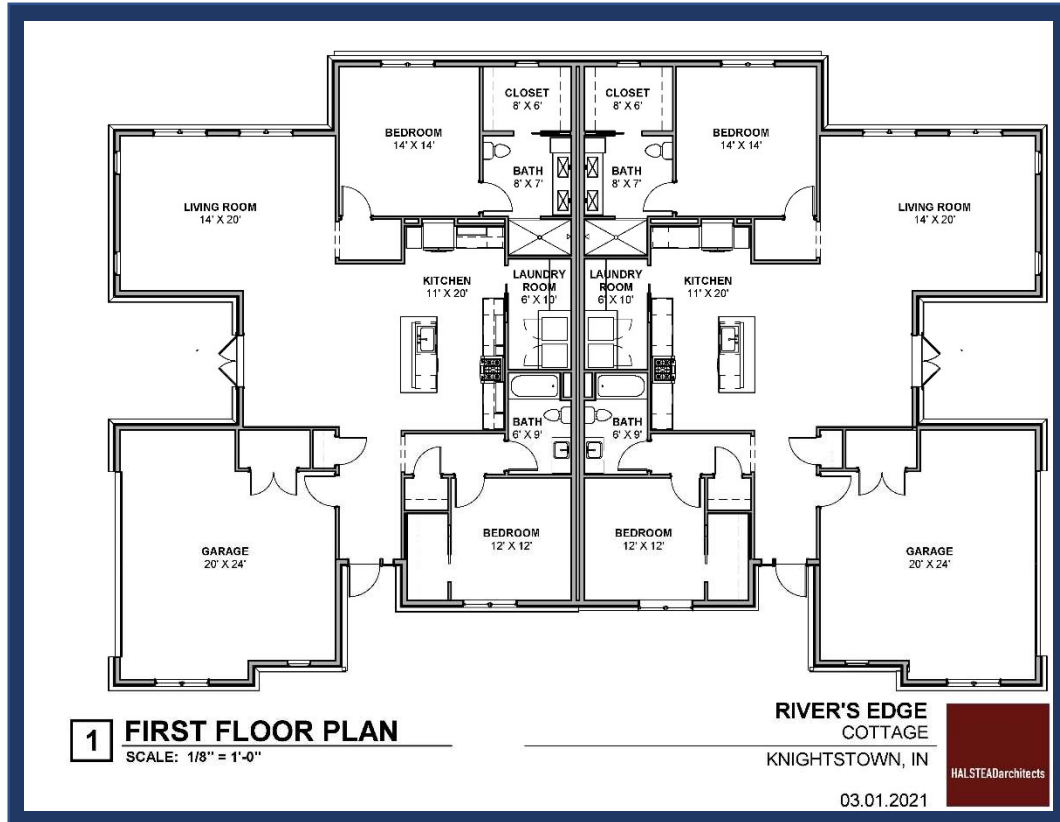
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*Because we are constantly improving our product, we reserve the right to modify product features, plans, and designs without notice.





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Quality Construction

- Treated Wood Foundation Plates
- Kiln Dried 2x4 Construction
- Engineered Roof Truss System
- Lifetime Dimensional Roof Shingles
- Seamless Aluminum Gutters & Downspouts
- Craftsman Style Exterior
- Insulated & Painted 2 Car Garage
- Private Entry
- High-Efficiency LED Exterior Lighting

Utility Providers

- City of Knightstown Utilities (water, electric and sewer)
- NineStar (Internet, phone, cable) *Fiber Optic Internet available

Buyer Involvement

- Pre-Construction Meeting
- Pre-Closing Orientation & New Home Orientation
- Quality Construction Inspections
- Final Walk-Through
- 1 year Home Buyer Protection

Convenience

- Gated Community
- Dusk to Dawn Security Lights
- HOA Membership
- Lawn Care including Mowing, Edging, Trimming, and Irrigation
- Snow Removal
- Exterior Maintenance
- Zero Grade Main Entrance