

# The Pastures

Townhomes of North Greenbush

## Included Features

### INTERIOR

- 9 ft. First Floor Ceilings; 8 ft. Second Floor Ceilings
- Masonite™ Doors
- Semi Gloss Trim (White Walls/Ceilings, with White Trim)
- Free Slide Wire Shelving in All Bedroom Closets
- Hardwood Flooring Standard in Foyer, Kitchen & Dining Room
- Wall-to-Wall Carpet with 6 lb. Pad  
(Carpet in Bedrooms, Living Room, Hallways & Stairs)
- Premium Ceramic Tile in Baths & Laundry Room

### KITCHEN

- Armstrong 36" upper cabinets  
(Choice of standard colors – Layout per plans only)
- Laminate Countertops
- Dishwasher (white or black or stainless)
- Range (white or black or stainless)
- Microwave (white or black or stainless)
- Single Handle Faucet w/ Spray
- Water Line for Future Refrigerator
- Garbage Disposal

### BATH

- Armstrong Raised Panel Vanities
- Premium Ceramic Tile
- Fiberglass One Piece Tub/Shower Units (60") in Full Baths with Shower Rod
- Fiberglass One Piece Shower Unit in Master Bath
- Toilet and Pedestal Sink in Powder Room (Toilet is Comfort Height)
- Glass Mirrors over all Bathroom Sinks
- Bath Accessories (Toilet Paper Holder, Towel Bar & ring)
- Single Handle Faucets on all Sinks
- Cultured Marble Top in Main Bath
- Cultured Marble w/ Double Sink in Master Bath

### COMMUNITY FEATURES

- Maintenance Free
- Extensive Trees, Flowers, Lighting, and Shrubbery at Entrance and other Select Areas
- Homeowner's Association Providing Snow Removal, Trash Removal, Lawn Care & Landscaping, and Common Area Maintenance

### CONSTRUCTION

- Full Basement Under Living Area
- Poured Concrete Floor with Expansion Joint in Garage and Basement
- 2"x6" Exterior Walls with House Wrap & R-19 Insulation
- R-30 Insulated Ceilings
- ¾" Tongue & Groove OSB Sub-Floor
- Basement Windows with Screens (Per Plans)
- Exterior Footing Drains

### EXTERIOR

- Low E Windows
  - Single Hung Tilt Wash w/ Screens
  - White, Vinyl Finish Interior & Exterior
- 30 Year Architectural Shingles
- Seamless Rain Gutter at Select Locations
- Carriage style Garage Door with Garage Door Opener & keypad
- Ultra Premium Vinyl Siding
- White Vinyl Soffits
- Fiberglass entry door with sidelights
- Exterior Lighting & Post Lamp Included
- Asphalt driveway
- Cultured stone, vinyl shakes

### MECHANICAL SYSTEMS

- High Efficiency Gas Forced Hot Air Furnace
- Programmable Thermostat
- Central Air conditioning
- 40 Gal. Hot Water Heater (Direct Vent)
- 200 AMP Electrical Service
- Three CAT5 Phone Jacks
- Three RG6 Cable TV Jacks
- Smoke Detectors in Bedrooms & Each Floor Hallway
- Carbon Monoxide Detector
- Two Exterior Electrical GFI Outlets (Front/Back)
- Two Exterior Hose Bibs (Front/Back, Per Plans)
- Sprinkler System (owner maintained)

For More Information Contact:

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Membership in the HOA is mandatory for all properties in The Pastures communities. Homeowners will be subject to all HOA covenants and design guidelines and will be required to pay HOA dues. For complete details see your sales representative. This is an artist's rendering based on current development concepts, which are subject to change without notice. All square footage is approximate. 8/17/10

