

THE BATTERY

AT MARKET COMMON
by Dock Street Communities

Features & Specifications

EXTERIOR FEATURES

- Classic Single Family Homes designed by award-winning architects and designers with many neo-traditional single family homes in walkable villages throughout the Carolinas.
- 20 different floorplans to select from, ranging from 1676 square feet to 3384 square feet, all with porches NOTE: see Builder Representative for determination of which floorplans fit on which lots ("Plan/Lot Matrix")
Private two car garages.
- **Fiber-cement siding and Brick Exteriors (Plan Specific)**
Brick steps leading to front Porch with Brick Column posts for Front Fencing
- Architectural shingles with manufacturer's "Limited Lifetime Warranty"
- Six Panel Fiberglass front entry door (color determined by Architect).
- Thermal insulated "Low E" vinyl windows (screens not included; not allowed on front)
- Choose from a palate of pre-approved **Sherwin Williams** exterior siding and trim colors

INTERIOR FEATURES

Smooth-finished ceilings

- Ceilings in flat areas are approximately **10 feet high (nominal)** on first and **9 to 10 feet high (nominal)** second and third floors (on a per plan basis, there may be exceptions in closets, laundry areas, bathrooms or halls) NOTE: Ceiling heights vary by plan: contact your Builder Representative for details.
- **Satin nickel lever** door hardware w/matching hinges
- Front door handle set. All other exterior doors except garages to have single cylinder deadbolts.
Granite countertops in kitchen with **undermounted stainless steel double bowl sink** with **pull-out faucet** in kitchen; selection from 10 standard colors
- **Granite countertops** tops in bathrooms—brushed nickel fixtures
Deluxe interior trim package, including crown molding in downstairs foyer, living room, dining room and kitchen. Two piece chair rail in dining room with "picture framing" below. Baseboards – 5 1/4" and 7 1/2" depending on ceiling height.
- Pre-finished 3 inch "engineered" **hardwood** flooring throughout the main floor per plan (excluding all bedrooms and wet areas)
- Stair parts in the living area included stained oak handrail and painted newel posts with painted balusters; special classical design starter post
- Interior walls receive latex flat white finish; trim receives a contrasting latex white semi-gloss;
- 42" (upper) maple cabinets with crown molding in kitchen; selection of eight standard finishes
- Kitchen wall cabinets are open above (unless it is necessary to run HVAC ducts through the area) for use as decorative plant shelves, etc.
- Interior 8 foot doors on the main floor and where ceiling heights are at least 10' and **6'8"** foot doors elsewhere where ceiling heights are 8-9'.
- Tray Ceilings in all Master Bedrooms
- Ventilated vinyl coated closet shelving
- Owner's suite and guest bath flooring is **ceramic tile**
Wear resistant and stain resistant carpet (25 oz. min.)
3/8" re-bond carpet pad (6 lb.)
- Interior garage walls and ceilings have painted sheetrock. Each garage will have two exterior lights, one interior light, one GFI electrical outlet and garage door openers are included.



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PLUMBING AND HVAC

- Matching Vanity in powder room: Mirrors by buyer
- Energy efficient gas heat and air conditioning (13 SEER)
- Tile Shower and tub deck in Master Bath
- 50 gallon energy efficient gas water heater
- Temperature controlled "pressure balancing" shower heads in all showers
- Elongated "comfort height" commodes in all bathrooms
- Ice maker connection
- Water lines will be PEX or equivalent and drain lines will be PVC or equivalent
- Two exterior hose bibs per home

ELECTRICAL

- 10 total telephone/data/television drops as located by the owner. No more than 8 of these drops can be of one type.
- Ceiling fan in living room; prewire only for ceiling fan in all bedrooms
- Designer five-light candelabra dining room chandelier, wall mounted sconce in the powder room, recessed kitchen lights, and vanity strip lighting in bathrooms (2 finish selections)
- Smoke detectors per code
- GFI outlets in kitchen, bathrooms, garage, and exterior (refer to plan)
- 2 exterior waterproof receptacles

APPLIANCES

Watercolor • Estelle • Waterside • Glenbrook • Grand Glenbrook • Stillwater • Lakeview
Abby • Florence • Gladstone • Raleigh • Savannah • Virginia • Washington

- GE "36 inch Black Cooktop"
- GE "Slate" Oven (Wall mounted Oven/Microwave combo)
- GE "Slate" Microwave
- GE "Slate" 5-cycle dishwasher
- Garbage disposal

APPLIANCES

Lancaster • York • Berkeley

- GE "Slate" radiant top self cleaning oven and electric range
- GE "Slate" microwave
- GE "Slate" 5-cycle dishwasher
- Garbage disposal

QUALITY CONSTRUCTION

- Pre-engineered floor truss system for a sturdier, quieter floor
- 3/4" tongue and groove sub-floor glued and nailed
- Pre-engineered roof truss system except roof areas requiring stick framing
- Vapor barrier under all concrete floors
- R30 ceiling insulation; R-13 exterior wall insulation.
- Initial certified termite treatment

UNSEEN QUALITY

- Fee simple ownership
- Exterior lawn maintenance by HOA, except areas within fenced yards
- Ten year limited warranty (2-10 Home Buyers Warranty or equal)
- Home orientation and walk-through prior to closing with Builder
- Homeowners Association, with monthly dues (approximately \$TBD/month includes common area landscaping, cable TV, and High Speed Internet Service). NOTE: AN AMOUNT EQUIVALENT TO SIX MONTHS DUES WILL

BE COLLECTED AT CLOSING (INCLUDING OPERATING CAPITAL CONTRIBUTION PLUS REQUIRED DUES PRE-PAYMENTS).

- Restrictive Covenants



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OPTIONS AND UPGRADES

A selection of optional and upgrade items are available, some of which may require additional non-refundable deposits. Please consult with your Dock Street Communities Sales Professional for additional information. Certain upgrades are not available except at pre-sale stage (prior to construction start).

- Gas fireplaces
- Additional pre-finished "engineered" hardwood plank flooring
- Bonus Room (Plan Specific)
- Upgraded kitchen and bath cabinets
- ¾ Light Front Door Option
- GE white, bisque or black appliances
- GE washer and dryer
- GE Refrigerator
- Ceramic tile floors
- Upgraded carpet and pad
- Ceiling fans in secondary bedrooms and porches
- Upgraded Trim Packages

ACKNOWLEDGMENT

THESE HOMES ARE LOCATED WITHIN AN ANTICIPATED MIXED USE "URBAN VILLAGE" WITH VARIOUS PLANNED AMENITIES. THESE ARE NOT CONTROLLED BY THE SELLER AND ARE SUBJECT TO CHANGE. SELLER IS NOT RESPONSIBLE FOR SUCH "URBAN VILLAGE" AND THIS CONTRACT IS NOT SUBJECT TO COMPLETION OF SAID "URBAN VILLAGE" OR AMENITIES.

Developer or its agents reserve the right to substitute materials, appliances or equipment which are substantially equivalent to those mentioned herein or in the brochures, plans and specifications provided. All dimensions are approximate.

ACKNOWLEDGED AND ACCEPTED

_____	_____
Purchaser	Date
_____	_____
Purchaser	Date
_____	_____
Seller	Date

