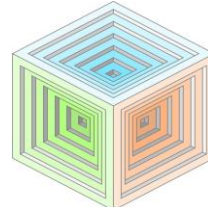


# Osprey Homes

Best Nest in the West



## KELLY SQUARE TOWNHOMES STANDARD FEATURES

### EXTERIOR

- HardiPlank Siding
- 30-Year architectural roofing shingles
- Weatherproof GFI electrical outlets front and rear
- Frost resistant hose bibs at front and rear
- LED Lighted front porch and back patio
- Fenced back yards & Landscaping

### MASTER SUITE

- Spacious Master Suite
- Vaulted Ceiling
- Walk-in closet
- Privacy Lock
- Carpet
- Double Sinks
- Custom Backsplash
- 5' Shower
- LVT Tile Floor in Master Bath
- Laminate Counter Top
- 4" Backsplash
- Round Toilet

### POWDER BATH

- LVT Tile floor
- Pedestal Sink
- Round Toilet

### SECONDARY BATH

- 5' tub/shower
- LVT Tile Flooring
- Laminate Counter Top
- 4" Backsplash
- Round Toilet

### INTERIOR

- Un-Common Wall Construction for sound dampening & storage
- Designer paint with white enamel finish on trim and doors
- Rounded sheetrock corners
- Carpet
- LVT Tile in entryway, bathrooms, laundry room and kitchen
- Raised panel interior doors
- Hard-wired smoke/carbon monoxide detectors (per code) with battery backup
- Door chime
- Satin Nickel LED lighting
- Satin Nickel door hardware
- Nickel faucet in kitchen
- Chrome finished plumbing fixtures in bathrooms
- Vinyl coated wire shelving in closets

### OPTIONAL FEATURES\*

- Garage door opener
- Washer/Dryer
- Refrigerator
- 2" faux wood blinds
- Shower/Tub doors
- Elongated Toilets

*\*SOME FINISHES/OPTIONS CAN BE  
SELECTED BY BUYER DEPENDING ON  
STATUS OF BUILDING PROGRESS*

ALL INFORMATION DEEMED ACCURATE BUT IS  
NOT GUARANTEED.

### KITCHEN

- Wood cabinets
- Quartz Counter Tops
- 6" Backsplash
- Stainless Steel Appliance Package (free standing range, built-in microwave with vent and dishwasher included)
- Garbage Disposal
- Pantry
- Peninsula with eating bar

### ENERGY SAVERS

- York High Efficiency Heat Pump and Air-Handler
- Energy saving programmable thermostat
- Low E dual pane vinyl windows
- Insulation package includes 6" R-21 exterior walls, 18" blow-in R-49 ceilings, 10" bat R-38 floors
- Energy efficient 50-gallon hybrid hot water heater
- Weather stripping around all exterior doors
- LED lighting throughout

12-MONTH BUILDERS WARRANTY

WARRANTY SERVICE REQUESTS  
HONORED AT 2, 6 AND 12 MONTHS