

# PRESELLING LUXURY TOWNHOMES



**Most AFFORDABLE New Home Construction in Collierville, TN.**



The Towne at Collierville combines comfort and convenience in a beautifully landscaped neighborhood with luscious natural scenery, private swimming pool and pool house.

Enjoy a relaxed lifestyle where lawn care and exterior home maintenance is managed by the Homeowner Association, allowing more time for the priorities in your life. Ideally located just minutes from award-winning schools, parks, shopping and entertainment.

## SPECIAL FEATURES

- ✓ Open Concept Floor Plans
- ✓ 9' Ceilings Up & Down
- ✓ Primary Bedroom Down
- ✓ Covered Patios
- ✓ Common Open Spaces
- ✓ Neighborhood Pool & Pool House
- ✓ Conveniently Located

**THETOWNEATCOLLIERVILLE.COM • 901.286.1688**

# DISTINCTIVE FEATURES

## Combining classic design with modern features

### EXTERIOR

- Hardie Cement Board Siding – 30 Year Limited Warranty
- Hardie Trim – 50 Year Limited Warranty
- Hillcrest Style Garage Doors
- Argon-filled windows with grids – Low E, Limited Lifetime Warranty
- Professionally Designed Landscape Package
- CertainTeed Architectural Roof Shingles – 50 Year Limited Warranty
- High Grade Felt Under Roofing Ensures Maximum Protection
- Roof Decking includes Energy-Saving Radiant Barrier Foil Backing in Attic
- Washed Pea Gravel Drives and Porches

### INTERIOR

- 9' Smooth Ceilings Downstairs and Upstairs
- 2" Thick Ultra Shaft Liner Wall Assembly Used Between Homes Greatly Reduces Noise Transmission and Increases Fire Protection
- Fire Suppression System - Added Fire Protection Safety (Saves on Insurance)
- 6.5" Engineered Oak Hardwood Floors with 25 Year Limited Surface Warranty, Lifetime Structural Warranty
- Quality Trim Work throughout
- Custom Built Mud Locker and Hooks (Per Plan)
- Ornamental Iron Railing
- Lighting Selections from Magnolia Lighting

### NEIGHBORHOOD AMENITIES

- Private In-Ground Gunite Swimming Pool & Pool House
- HOA Maintains Landscaping, Irrigation & Exterior Repairs (Excluding Doors & Windows)

### KITCHEN

- Appliances Include Whirlpool Gas Range, Microwave, Dishwasher, & Broan Vent Hood (Fingerprint Resistant Stainless Steel), Moen Disposal Included
- Custom Built Wood Cabinetry with Self-Closing Doors & Drawers
- Custom Wood Vent Hood in Kitchen
- Granite/Quartz Countertops
- Stainless Steel Under Mount Sink, (Upgrade to Stainless Steel or White Fireclay Farm Sink at additional cost)
- Tile Backsplash in Kitchen

### BATH FEATURES

- Custom Built Cabinetry with Self-Closing Doors & Drawers
- Master Shower includes Removable Handheld Shower Head
- Moen Bath Fixtures in Chrome & Nickel, Upgrade to Matte Black for additional cost
- Granite/Quartz Countertops

### CONSTRUCTION AND ENERGY EFFICIENCY

- Batt Insulation, R-13 Manufactured Fiberglass in Walls, R-30 Fiberglass in ceilings
- HVAC System by Carrier, 5 Year Parts & 10 Year Compressor Warranty
- Furnaces are All Electric, Zoned Heat Pump
- Sub Floor 3/4" Tongue and Groove Nailed, Glued & Screwed when installed
- Roof Decking is Tech Shield Radiant Barrier
- Hot Water Heater is 50 Gallon Electric
- Full Security Alarm downstairs
- One Year Builder Warranty



*The Builder reserves the right to modify or change floor plans, materials, and features without prior notice or obligation.*

**Model Homes – 881 and 877 Ufton Alley, Collierville, TN 38017**