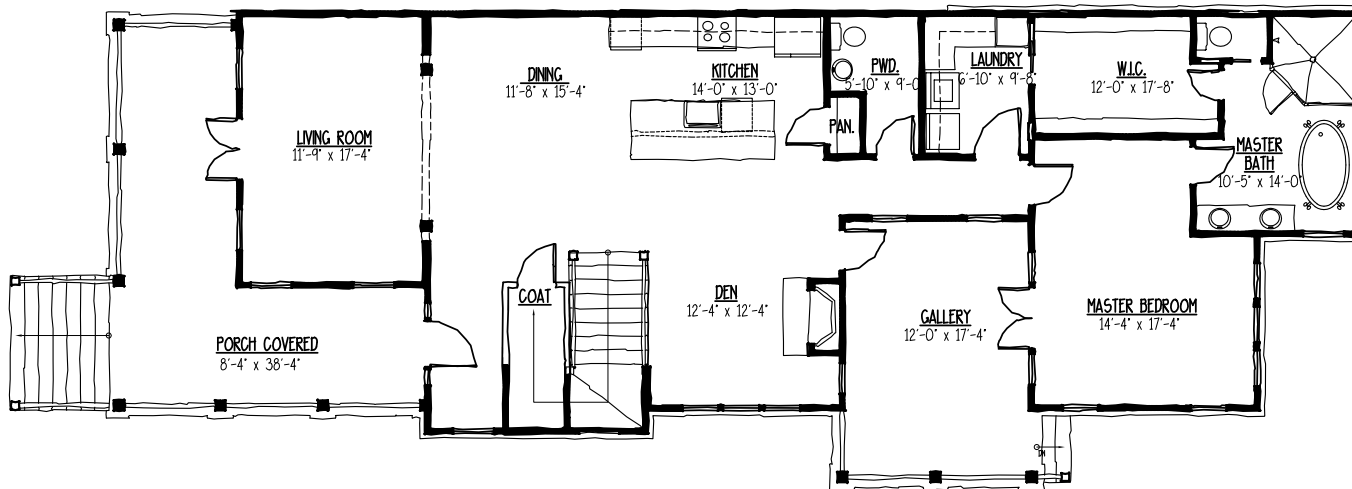


SECOND FLOOR PLAN



FIRST FLOOR PLAN

**LOT 148- Serenbe Grange Townhomes**



FRONT ELEVATION

LOT 148- Serenbe Grange Townhomes

In keeping with our philosophy, Capstone Partners hand selected a team of professionals to custom design The Grange Townhomes. These professionals who specialize in thoughtful and unique design; acclaimed architects Allison Ramsey, renown national designer Elizabeth Diehl of Diehl designs and expert landscape architect, Steve Hausman of Southeastern Landscaping worked together to create the Townhomes.

*Rosemary  
10655 Serenbe Lane*

### Interior Features

- ◆ Dramatic 11 foot ceilings on first floor with 10 foot ceilings on second
- ◆ Custom designed master closets
- ◆ Oak staircase with sleek metal picket design
- ◆ Gorgeous site finished random width oak hardwood flooring throughout home
- ◆ Separate laundry room with tiled floor, designed by Elizabeth Diehl
- ◆ Egg shaped satin nickel finished door hardware
- ◆ Oversized fireplace with custom brick surround and wood mantle designed by Elizabeth Diehl

### Gourmet Kitchen

- ◆ Painted, custom shaker-bead board kitchen cabinets
- ◆ Luna pearl granite countertops
- ◆ Beautiful subway patterned Calacata tile backsplash
- ◆ Stainless steel appliance package which includes Five Star gas range with double oven, Five Star Vent hood, G.E. microwave, and Bosch dishwasher and warming drawer
- ◆ White porcelain apron front sink
- ◆ Xenon under cabinet lights in kitchen
- ◆ Moen Vestige chrome faucet with pullout sprayer

### Master Bath Features

- ◆ Granite Caledonia countertops with white under-mount sinks
- ◆ Tiled shower with heavy glass shower doors
- ◆ Framed mirrors selected by Elizabeth Diehl
- ◆ Custom shaker-bead board vanity cabinets in all baths, selected by Elizabeth Diehl
- ◆ Gray Foussana tile floor designed by Elizabeth Diehl
- ◆ Moen Icon two handle plumbing fixtures with polished chrome finish
- ◆ 6' period pedestal tub

### Secondary Bath Features

- ◆ Cultured marble countertops on vanities with integrated rimless oval sinks
- ◆ Tiled floors and shower walls designed by Elizabeth Diehl
- ◆ Moen Kingsley polished chrome fixtures
- ◆ Steel tubs in white with tile surrounds
- ◆ White American Standard Circa 1922 pedestal sink in powder

### Exteriors

- ◆ Double pane, wood, low energy windows with simulated divided light muntins on front and sides
- ◆ Hardi-board siding, designed to last a lifetime, with up to 50 year warranty
- ◆ All landscape professionally designed by renown landscape architect, Steve Hausman, B.L.A.
- ◆ Fabral Galvalume metal roofs with lifetime film integrity warranty
- ◆ Gas outlet provided for exterior grill location

### Energy Saving Benefits

- ◆ Earth Craft House™ & Energy Star certification
- ◆ Amana high efficiency heating and air units
- ◆ Blown in, Johns Manville Spider™ exterior wall insulation, includes special additive that resists mold
- ◆ Noritz N-0731 energy efficient tankless water heater

### Electrical

- ◆ Two weatherproof exterior receptacles
- ◆ Ceiling fan pre-wire in all bedrooms
- ◆ Structured wiring system run to central panel including complete security system pre-wire, phone and cable outlets, with multi-line capability throughout the home
- ◆ Pre-wired for DVR's in family room and master bedroom
- ◆ Conduit for future flat screen TV's over fireplace

*Included Features are plan specific and may vary based on plan architecture and style.  
Capstone Partners Inc. reserves the right to modify elevations floor plans product specifications and pricing without notice*