

Livingston Building Company

River Birch Townes - Custom Quality Features

Timeless Exterior

- ◆ Partial brick front elevation
- ◆ Poured concrete foundation
- ◆ Maintenance Free Vinyl siding
- ◆ Low maintenance single hung vinyl windows with screens on all operable windows.
- ◆ 2x4 construction, 16" on-center
- ◆ Attached one car garage fully sheet rocked
- ◆ Raised panel steel garage door with automatic opener
- ◆ Deadbolt lock on front & garage to house door
- ◆ Classic six panel front steel entry door
- ◆ Two (2) exterior water spigots
- ◆ Two (2) exterior electrical outlets
- ◆ Concrete driveway & rear patio, per plan
- ◆ Concrete walkway, 3 foot wide
- ◆ 30 year warranty roof shingles
- ◆ Seamless aluminum gutters and downspouts
- ◆ Landscaped grounds

Master Suite Highlights

- ◆ Large closet(s)
- ◆ Separate fiberglass tub & shower
- ◆ Separate sink/vanity area
- ◆ Classic oak/maple cabinets
- ◆ Chrome finish faucets
- ◆ Designer Laminate countertops

Electrical

- ◆ 150 Amp electrical service
- ◆ 50 gallon water heater
- ◆ Pre-wired for 3 telephone and 3 cable jacks
- ◆ Pre-wired for 2 ceiling fans
- ◆ Smoke detectors in all bedrooms
- ◆ G.F.I. safety circuit protection kitchen and all baths
- ◆ Elegant lighting fixture package

Exceptional Energy Savings Features

- ◆ R-13 exterior wall, R-19 floor & R-30 ceiling insulation
- ◆ 90% efficiency gas heating system
- ◆ 90% efficiency 13 SEER central air conditioning

Elegant Interior

- ◆ 9 foot 1st floor ceiling height with smooth ceilings
- ◆ 8 foot 2nd floor ceiling height with smooth ceilings
- ◆ Dramatic oval archways & curved drywall corners
- ◆ Gas fireplace with classic painted surround and mantel
- ◆ Hardwood flooring in foyer
- ◆ Vinyl flooring in kitchen, nook and all bathrooms
- ◆ Painted classic trim package
- ◆ Classic 6 panel painted interior doors
- ◆ Elegant plumbing fixtures
- ◆ Round brass/chrome door hardware
- ◆ Carpeting throughout with six pound pad

Functional Kitchen

- ◆ Black/white Appliance package including microwave, dishwasher, garbage disposal and electric range.
- ◆ Pre-plumbed water supply for hook-up to ice maker
- ◆ Designer laminate countertops
- ◆ Classic oak/maple cabinets
- ◆ Designer vinyl flooring
- ◆ Stainless steel double compartment sink
- ◆ Chrome finish faucet with spray nozzle
- ◆ 1/3 horsepower garbage disposal

Beautiful Bathrooms

- ◆ Designer vinyl flooring
- ◆ Classic oak/Maple cabinets
- ◆ Glass mirrors over vanities
- ◆ Designer laminate countertops
- ◆ Chrome finish faucets
- ◆ Tub/Shower enclosures
- ◆ Oval porcelain sinks

Laundry Room

- ◆ Louvered ventilated door(s)
- ◆ Pre-plumbed & pre-wired for electric washer and dryer for hook-up by owner
- ◆ Designer vinyl flooring

Home-site # _____, _____

LBC, River Birch
Garner, NC
October 1, 2007