

BELMONT

STANDARD FEATURES Tommy Williams Homes

Neighborhood Features

- Convenient NW location off Highway 241 North, two minutes from Publix shopping center in Jonesville
- Community features neighborhood walking paths, pavilion, pool, tennis and basketball courts, play area and dog park
- Deed Restricted Community
- Minutes to shopping, fine dining, and I-75
- Sidewalks, Extensive Community Landscaping

Foundation

- Pre-treatment of soil under slab to prevent subterranean termites, with one year renewable termite contract
- 4" concrete monolithic slab with fiber mesh or woven wire mesh with moisture barrier as per plan
- Soil suitability testing performed on all lots

Energy Efficiency - *Building America*®



- HVAC system: Goodman® 15 SEER variable speed air-handler w/ limited Lifetime Warranty
- R-30 insulation in ceiling and R-15 insulation in walls
- Low-E, double pane insulated vinyl windows
- Tankless Water heater
- Expanding foam to seal all exterior openings
- Programmable thermostat
- Anti-microbial duct board
- Revolutionary positive pressure ventilation system, to promote indoor air quality
- All homes built to United States Department Of Energy *Building America*® program high standards
- All homes independently tested and certified by Department of Energy representative

Electrical System

- Digital phone lines in all bedrooms & kitchen
- Cable outlets in all bedrooms & family room Two security flood lights
- Recessed can lighting

- Pre-wired for ceiling fans
- Pre-wired for security system
- Kenmore® smooth top electric range/oven, space-saver microwave, and multi-cycle dishwasher with choice of finish
- Pre-wired for gas AND electric range

Exterior Features

- Termite & rot resistant, Hardiplank® siding
- Architectural shingles with 25 year warranty
- Full front and rear irrigation system
- Decorative glass inset at front door
- 2 car garage with steel "Renaissance" garage door with premium hardware and window inserts, automatic opener and remotes
- 3 outside hose bibs
- Pull down attic stair access in garage
- Vinyl painted shutters on fronts of all homes
- Coach lights at both sides of garage door
- Covered front porch and back lanai
- "Spraycrete" decorative front porch finish
- Finished garage floor with epoxy decorative design

Interior Features

- 10 ft ceilings in main living areas, per plan
- Crown molding in main living area(s) and Owner's Suite
- Ceramic tile or Quickstep® laminate wood flooring in kitchen, dining room or breakfast nook and laundry
- Hardwood Foyer
- Maple cabinets in kitchen & baths
- Built-in pot-pan drawers
- Built-in stemware rack
- 12" or 17" ceramic tile in all baths
- Separate ceramic tile shower in owner's suite with decorative inserts & glass enclosure
- Cased windows in main living areas and owner's suite
- Jetted spa tub with ceramic tile surround
- 36" back-saver vanities in all baths
- Ceramic tile shower in guest bath
- Beveled edge mirrors
- Premium Wilsonart® laminate countertops with beveled edges in kitchen and baths
- 42" upper oak, or raised panel white cabinets, with crown molding
- 8" deep stainless steel kitchen sink
- Choice of plush or berber carpet
- Multiple arched doorways, per plan
- French door(s) access to covered lanai

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Marketed By: