

# *Towne Mill*

*by Ridgeline Homes*

## **Now Pre-Selling Quality Built Custom Homes!**

**\$5000 towards closing costs  
when buyers uses one of our preferred lenders!**



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## Features

Floor Plans: Custom Plans

Square Footage: 2,300 - 3,400

Swim/Tennis: Yes

HOA: \$700/yr, \$500 Initiation fee

### INTERIOR FEATURES

- Windows trimmed with bottom sill only
- Oil rubbed bronze/Satin Nickel hardware
- Builder's standard lighting package
- 4" standard baseboards throughout
- 36" High end stained custom cabinetry in kitchen & bathrooms with soft close drawers & dove-tailed drawers
- No vinyl flooring
- Large open concept kitchen with optional kitchen island (per plan)
- Large walk-in closet in master bedroom
- Dual vanities in master bathroom (per plan)
- Separate shower & tub in master bathroom
- Ventless fireplace in great room
- Formal living and dining rooms
- Secondary bathroom has double vanity (per plan)

### KITCHEN

- Standard hardwood or tile floors (per plan)
- Optional Kitchen Island (per plan)
- 36" High end stained custom cabinetry with soft close drawers & dove-tailed drawers
- Granite counters
- Under mount stainless double sink
- Appliance package-up to \$2,000
- Food Disposal

### FLOORING

- Pre-finished hardwood 3/8"x3". 15 year warranty, or tile as below in foyer and powder room (per plan)
- 25 oz solution dyed polyester carpet in all bedrooms,

upstairs hall, family room, study/den, and stairs. 10 Year warranty

- Standard 13" x 13" ceramic tile in all bathrooms, laundry room, kitchen, and breakfast area

### COUNTER TOPS

- Builder's Level 1 Granite counters in kitchen & master bathroom
- Granite counters in all bathrooms

### EXTERIOR FEATURES

- 25 Year Shingles
- Concrete based siding and shake where applicable
- Rock accents
- Covered front porch (per plan)
- Thermal pane low e windows
- Concrete patio
- Two car attached garage
- Professionally landscaped

### MECHANICAL SYSTEMS

- 14 Seer A/C high efficiency system, minimum 80% gas heating unit
- High efficiency 50 gallon water heater

### OTHER ITEMS

- Automatic garage door openers
- Dual or zoned heating & air (per plan)
- Pre-wired for telephone in all bedrooms and living room
- Pre-wired for cable in all bedrooms and living room
- Pre-wired for ceiling fans in all bedrooms and living room
- Builder's one year warranty

### SCHOOLS

- Hasty Elementary
- Teasley Middle
- Cherokee High

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## Base Prices

Plan	SQFT	Slab	Basement
Jackson	2650 sqft	275,900	315,900
Stratton	2700 sqft	279,900	334,900
Hayley	2900 sqft	284,900	324,900
Garrison	2611 sqft	295,900	350,000
Capristrano	2795 sqft	296,900	341,900

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## Jackson

4 beds | 2.5 baths | 2650 sqft.



First Floor



Second Floor

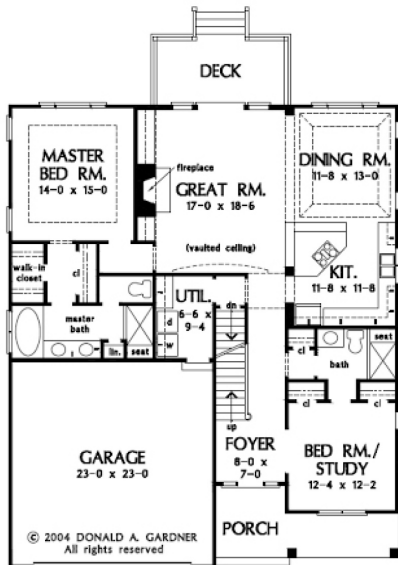


# Towne Mill

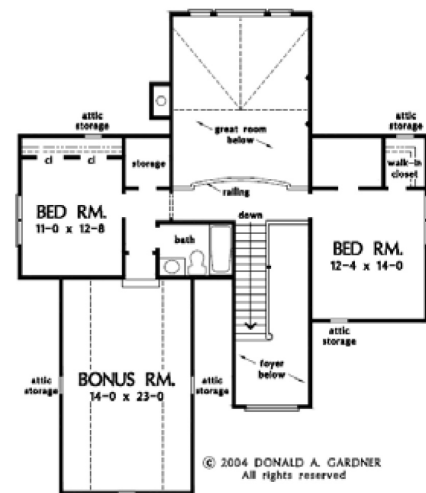
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## Stratton

4 beds | 3.0 baths | 2700 sqft.



FIRST FLOOR PLAN 1095-A



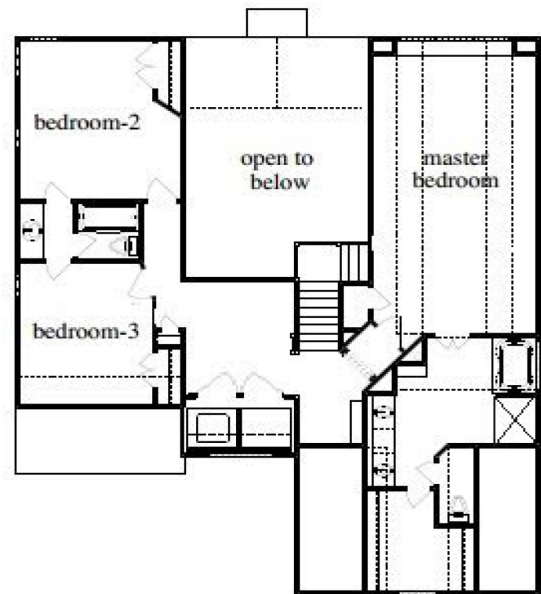
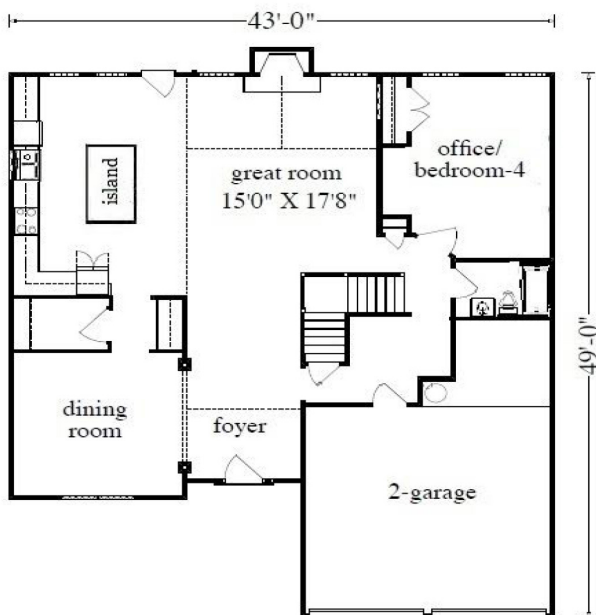
SECOND FLOOR PLAN 1095-A

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## Hayley

4 beds | 3.0 baths | 2900 sqft.



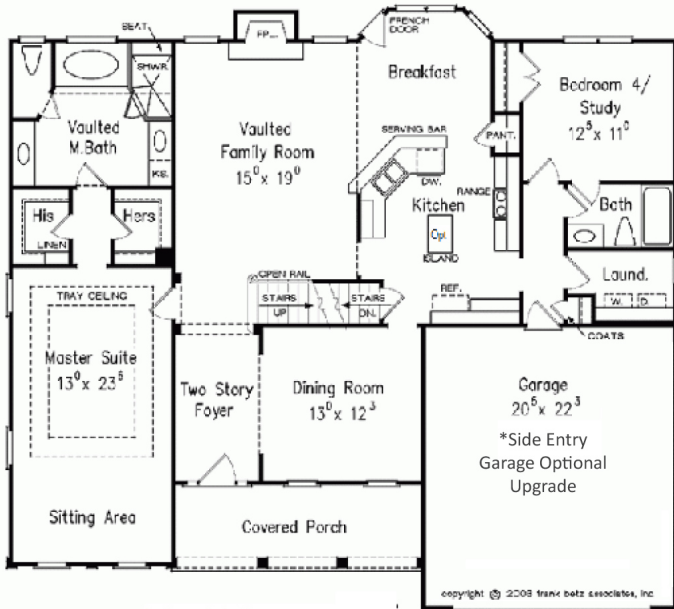


# Towne Mill

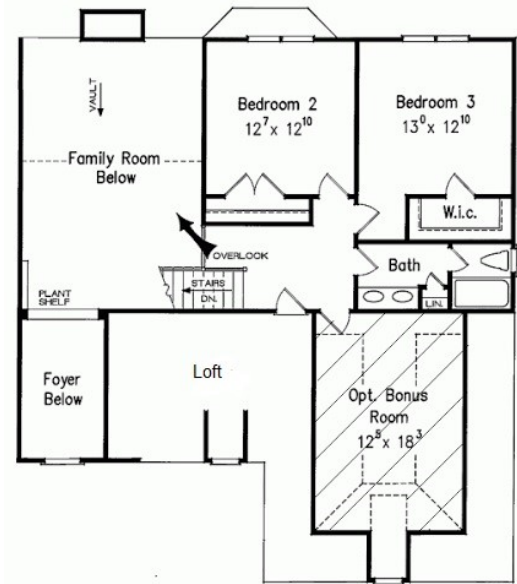
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## Garrison

4 beds | 3.0 baths | 2611 sqft.



First Floor



**4 beds | 3.0 baths | 2795 sqft.**



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## **Additional Information**

### **Directions**

Directions: I-575 to Exit 20, turn left onto Riverstone Pkwy. 3rd stoplight turn right onto Riverstone Bend, which becomes Bluffs Pkwy. Go 3 miles to end, and turn left on Fate Connector Rd. S/D on right.

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