STYLECRAFT
Life is built here.

# Midtown Townhomes

COLLEGE STATION, TX 77845



**Questions?**
979-690-1222

## Stylecraft Included Features

### BUILDER PROGRAMS

- Meet the Builder meeting with superintendent and sales representative (not applicable on some inventory homes)
- Two homeowner meetings before closing (home orientation and confirmation tour)
- Professional Quality Assurance Program
- Home builder one-year warranty program with full-time, professional Warranty Department

### ENERGY EFFICIENCY

- R-38 Blown Insulation in Ceiling
- R-15 Batt Insulation in Walls
- R-30 Batt Insulation in Sloped Ceiling
- Barricade Thermobrace Sheathing System
- Elevate® White Vinyl, Double Pane Insulated Windows W/Half Screens and Double Locks (Operable Windows Only)
- Divided Light Windows on Front (Per Plan)
- Lomanco® Turbine Vent System
- Polyseal Foam in All Wall Penetrations
- Radiant Barrier Decking (Per Location)
- Programmable Thermostat
- 40 Gal. High Recovery Water Heater
- Standalone Fresh Air System
- Blower Door/Air Duct Tests

### ELECTRICAL

- TV Cable in All Bedrooms & Living Spaces (Per Plan)
- Pre-Wired for CAT-5 Telephone (Per Plan, Per Region)
- Structured Wiring Box
- Pre-Wired For Garage Door Opener
- Copper Wiring
- Kichler® Brushed Nickel or Black Light Fixtures
- Kichler® Ceiling Fan in Family Room
- Pre-Wire for Ceiling Fan in Bedrooms
- LED Disc Lighting in Kitchen

### EXTERIOR + STRUCTURAL

- Engineered Post-Tension Foundation
- 25-Year 3-Tab Shingles
- 16" On-Center Studs, All Walls
- Nisus Bora- Care® Termite Treatment
- Fully Wrapped Exterior Walls
- James Hardie® Cement Fiberboard Siding (Per Plan) W/30-Year Limited Warranty
- Stone and/or Brick (Per Plan)

### EXTERIOR + STRUCTURAL (CONTINUED)

- Sidewalk from front door to driveway (Approx. 42" Wide, Per Plan)
- Fiberglass Insulated Entry Door
- 6' wooden privacy fence and posts with gate (Per Lot)
- Siding Surrounding Front and Rear Entrances (Per Plan)
- Gutters at Front Elevation (Where Applicable, Per Plan)
- 5'x 5' Rear Concrete Patio (Unless Covered Porch Included)

### SECURITY

- Schlage® Deadbolt locks on exterior doors
- Smoke/carbon monoxide detectors (per code)
- Flood lights at front and back of house

### KITCHEN + BATH

- 30" upper cabinets (per plan)
- 9" stainless steel, under mount double sink w/ sprayer in kitchen
- GE® appliances: Range, Dishwasher, Vented Micro-Hood
- Disposal
- Delta® Chrome Faucets
- Gerber® Elongated Toilets
- Chrome Bath Accessories
- Comfort Height Cabinets/vanity in kitchen and all Baths
- Cultured Marble vanity with rectangular under mount sinks in all baths
- 36" tall mirrors, width determined by length of the vanity (per plan)
- Walk-In shower with fiberglass walls and floor in primary bath

### INTERIOR + FLOORING

- Granite countertops with straight edge in kitchen
- Interior Walls and Ceilings Painted Flat Latex Paint, 1 standard color
- 1x4" Baseboards, Painted
- 3" Door Casings
- Two-panel interior doors
- Storage shelf above washer/dryer
- Shaw® Tile in utility (second floor)
- Level 1 Shaw® glue down vinyl wood plank in first floor living spaces, utility, kitchen, breakfast, foyer, dining, hallways, and all baths (per plan)
- Shaw® carpet in bedrooms, closets, and second floor living spaces (per plan)
- Built-in shelf system in closets (per plan)

## Midtown Townhomes Included Features

- Level 1 Stainless Steel GE® Appliances
- Double Oven Range
- Stainless Steel Vent Hood in Kitchen
- Luxury Kitchen Cabinet Package:
  - 42" Upper Wood Cabinets (Per Plan)
  - Whole Home Cabinet Hardware
  - Two-Tone Cabinet Color Scheme
  - Cabinet Wrapped Island (Per Plan)
- Upper Cabinet Over Refrigerator
- Quartz Countertops with Full Quartz Backsplash
- Waterfall Edges on Island
- Kichler® Pendant Lights in Kitchen (Per Plan)
- Upgraded Entry Door
- Kichler® Black or Brass Modern Style Light Fixtures
- Level 2 Shaw® Click Vinyl Wood Plank in All First Floor Living Spaces, Bedrooms, Utility, Kitchen, Breakfast, Foyer, Dining, and Hallways (Per Plan)
- Level 3 Shaw® Carpet in Second Floor Bedrooms, Closets, and Living Spaces (Per Plan)
- Shaw® Tile in Second Floor Bathroom
- Sheetrock Half Walls at Stairs (Per Plan)
- Tile Surround Tub/Shower Combo
- Delta® Black or Brass Modern Style Faucets and Bath Accessories
- Half-lite Fiberglass Rear Door w/ Integrated Mini-Blinds
- Community Mailbox System
- Masonry Address Plaque
- Electric Community
- HOA Dues: Initial $150 Capitalization Fee, Then $230 Monthly (Subject to



*The above included features are included in most plans. Some plans, however, may not have all features. Stylecraft reserves the right to change features and specifications without notice. See on-site Sales Executive for details. ©2026 Stylecraft. Revised date: 9.12.2024*