

THE GABLES OF HUBER HEIGHTS

INCLUDED FEATURES - ALL FLOORPLANS

Simms Quality

- Homeowner Final Walk-Through with or Robert K. Simms or Crosby A. Simms, Builders
- On-Site Inspection Available at Any Time with Builders
- Third & Fourth Generation Local Builders
- National Multi-Family Builder of the Year in 1995
- President of the Dayton Home Builders Association in 1999 (Charles) and 2020 (Robert)
- President of Ohio Home Builders Association, 2008 (Charles)
- Builder of the Year 2004, 2013 & 2022 Dayton Home Builders Association
- One-Year Full Coverage Builder's Warranty
- Brand Name Manufacturers' Warranties
- Ten-Year Structural Warranty
- 100+ Point Quality Checklist from Foundation to Closing

Community Features

- Maintenance-Free Living
- Snow Removal and Yard Care
- Close to Shopping and Entertainment
 - 1/2 Mile from Rose Music Center and Warped Wing Brewery
 - Across the Street from Carriage Hill Metro Park
 - Near Kroger Aquatic Center and YMCA
- 1/2 Mile to I-70
- Quarter Mile Community Walking Path Loop
- Private Dog Park (Fenced) with Benches
- Extensive Landscaping Throughout Community
- Private Pergola with Gas Firepit and Seating
- Community Garden

Interior

- Attached 2 Car Fully Insulated Garage
- Custom Textured Ceilings
- Tray Ceiling - Owner's Suite - As Shown on Floor Plan
- Oversized Low E, Vinyl, Double-Pane Energy Star Tilt-In Windows with Screens
- Painted Raised 2 Panel Doors
- Decorator Light Fixtures - Per Plan
- Recessed Lighting - Per Plan
- Washer/Dryer Room with Ventilated Vinyl Clad Wire Shelving
- Ceramic Tile or Wood Flooring in Foyer
- Ceramic Tile in Owner Bath
- Luxury Vinyl Flooring in Kitchen, Laundry Room and Guest Bath
- Wall-to-Wall Quality Carpet -Stain Resistant with 6 lb. Padding
- Pre-Wired for Fiber High Speed Internet Service Through Spectrum or MetroNet
- Pre-Wired Audio - Living Area, Owner Bedroom, and Loft - Per Plan
- Smoke Detectors - Hardwired with Battery Back-Up, One CO2 Detector
- Wired Door Bell
- Pre-Wired for Ceiling Fan/Light in Living Room, All Bedrooms, Loft, Flex Room
- Ventilated Vinyl Clad Wire Shelving in Closets
- Water Softener Rough-In
- Quality Sherwin Williams Latex Paints - 2 Coats
- Choice of Paint Color - One Color Throughout
- LED Lighting Throughout
- 9 Foot Ceilings Throughout Per Plan

Energy Efficiency System

- Central Air Conditioning - 14 SEER
- 96% High Efficiency Gas Furnace
- Fiberglass Insulation
 - R-15 & R-19 Exterior Walls - Per Plan
 - R-49 Attic Ceilings
- Insulated Fiberglass Front Door
- Low E, Insulated Double-Pane Windows with Argon Gas
- Meets Council of American Building Officials' Model Energy Code
- RESNET Energy Smart Builder
- Energy Star Windows

Tech Home

- CAT 5E/6 Hardwired to Bedrooms, Living Room, Flex Rooms, Loft - Point to Point Ethernet Connections - Per Plan
- Electric Vehicle Prewire in Garage - 60 AMP Wiring (for Future Class II EV Charger)
- Nest WiFi Thermostat
- WiFi Enabled Garage Door Opener with 2 Controls
- Decorative Front Door Lock with WiFi Enabled Deadbolt
- USB/USB C Charger in Kitchen Island Outlet

Kitchens & Baths

- Zero Entry 6' and 4' Walk-In Owner Suite Shower and with Glass Shower Door, Per Plan
- Free Standing Soaking Tub
- Valleywood 100% Plywood Constructed Cabinets, Full Overlay, 42" Wall Cabinets, Crown Molding and Soft Close Doors and Drawers
- Frigidaire Stainless Steel Appliances: Range, Dishwasher, Microwave
- Granite Countertops in Kitchen
- Double Bowl Stainless Steel Sink with Single Handle Faucet in Kitchen
- Pre-Plumbed for Ice Maker Line
- Cultured Marble Countertops Full Baths with Wave Bowl
- Pedestal Sink in Half Bath
- Quality Moen Faucets Throughout
- Full Size Plate Glass Mirrors with Wood Framing - All Baths
- Double Bowl Vanity in Owner's Suite

Exterior

- Architectural Brick and Limestone Stone Details
- 5' and 6' High Windows
- Extensive Landscaping
- Concrete Driveways
- Covered Front Porch
- Raised Panel Insulated Steel Garage Doors with Windows
- Premium Insulated Vinyl Siding (Lap, Board and Batten)
- Waterproof Exterior Electric Outlet
- Frost Proof Water Spigot
- Exterior Accent Lighting
- Full Front Elevation Brick Facade



All floorplans, exteriors and site renderings are artist's conceptions. All dimensions are approximate. Floorplans, exteriors and standard features may vary based on the elevation and options selected. Charles Simms Development reserves the right to modify all plans and specifications without notice or obligation. 8/2023

