



INCLUDED FEATURES

SIMMS QUALITY

- Homeowner Final Walk Through with Robert Simms and Crosby Simms Builders
- On-Site Inspection Available at Any Time with Builders
- Fourth Generation Local Builders
- National Multi-Family Builder of the Year in 1995
- 4th Generation President of the Dayton Home Builders Association in 2020 (Robert)
- Builder of the Year 2004, 2013, and 2022 Dayton Home Builders Association One-Year Full Coverage Builder's Warranty
- Brand Name Manufacturers' Warranties
- Ten-Year Structural Warranty
- 100+ Point Quality Control Checklist from foundation to walkthrough

COMMUNITY FEATURES

- Located in the Heart of The Wright Dunbar Neighborhood
- Open Green Space
- Decorative Brick Pavers and Street Lights on Sidewalks
- Located Across the river from Downtown Dayton
- Walking Distance to All Downtown Amenities
- 15 Year 100% Property Tax Exemption - Tax On Land Only

TECH HOME

- CAT 5E Hardwired to Bedrooms, Living Room, Flex Rooms, Loft- Point to Point Ethernet connections- Per Plan
- Electrical Vehicle Prewire in Garage- 60 AMP Wiring
- 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

INTERIOR

- Attached 2-Car Garage with Storage Area
- Exposed Ceiling Trusses - Living Level
- Oversized Low E Vinyl Double-Pane Tilt-In Windows with Screens
- Painted Raised Panel Doors
- Pendant Light Fixtures Over Kitchen Island
- Washer/Dryer Area
- LVP Flooring - Kitchen, Bathrooms, Laundry Area, and Foyer
- Wall-to-Wall Quality Carpet - Stain Resistant with 6 lb. Padding - Living Room, Upstairs Hall and Bedrooms
- Ceramic Tiled Master Shower Walls
- Pre-Wired Fiber - High Speed - Spectrum & AT&T
- Pre-Wired Audio - Living Level and Master Bedroom
- Smoke Detectors - Hardwired with Battery Back-Up, One CO2 Detector
- Garage Door Opener (2 Controllers)
- Door Bell with Chime
- LED Lighting Throughout
- Pre-Wired for Ceiling Fan/Light Fixture in Living Room, Bedrooms and optional Live/Work Space
- Vinyl Clad Shelving in Closets
- Water Softener Rough-In
- Sherwin Williams (ProMar 200) Interior Latex Paint - 2 Coats
- Pre-plumbed gas line to fireplace wall

EXTERIOR

- Full Brick with Limestone Address Blocks & extensive brick & stone details
- Landscaped Planting Beds in Front Common Areas
- Concrete Walks, Driveways, and Blacktop Streets
- 2 Waterproof Exterior Electrical Outlets
- Decorative Front Door Lock with Deadbolt - WiFi enabled
- (10' x 6') Composite Deck off Living Level with Decorative Railings

KITCHEN & BATHS

- High Quality Wood Cabinets with Decorative Hardware
- Frigidaire Quality Appliances: Range, Dishwasher, over the range microwave
- Granite Countertops in Kitchen
- Double Bowl Stainless Steel Sink with Single Handle Faucet in Kitchen
- Pre-Plumbing for Ice Maker Line
- Pantry Cabinet in Kitchen
- Cultured Marble Countertop in Master and Guest Bath with Wave Bowl
- Moen Faucets
- Full Size Plate Glass Mirrors - All Bathrooms
- Pedestal Sink in Half Bath

ENERGY EFFICIENT SYSTEM

- Central Air Conditioning - 13 SEER
- 96% High Efficiency Gas Furnace
- Fiberglass Insulation - R-15 and R-19 Exterior Walls - R-38 Roof Ceilings - R-19 Garage Ceilings
- Flat Roof with Parapet Walls (W. 3rd St. buildings)
- Insulated 3/4 Glass Fiberglass Front Door - Per Plan
- 2' x 6' Front and Rear Exterior Walls
- Raised Panel Insulated Steel Garage Door
- Low E Insulated Double-Pane Vinyl Windows
- Meets Council of American Building Officials' Model Energy Code
- RESNET Energy Smart Builder

