THE TOWNES AT

WRIGHT DUNBAR

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

CHARLES SIMMS DEVELOPMENT

RESNET RESIDENTIAL ENERGY SERVICES NETWORK

EQUAL HOUSING OPPORTUNITY

All floorplans, exteriors, and site renderings are artists' conceptions. All dimensions are approximate. Floorplans, exteriors, and standard features may vary based on the elevation and options selected. Charles Simms Development reserves the rights to modify all plans and specifications without notice or obligation. (Last Revision October 2024)