

4332 McRee

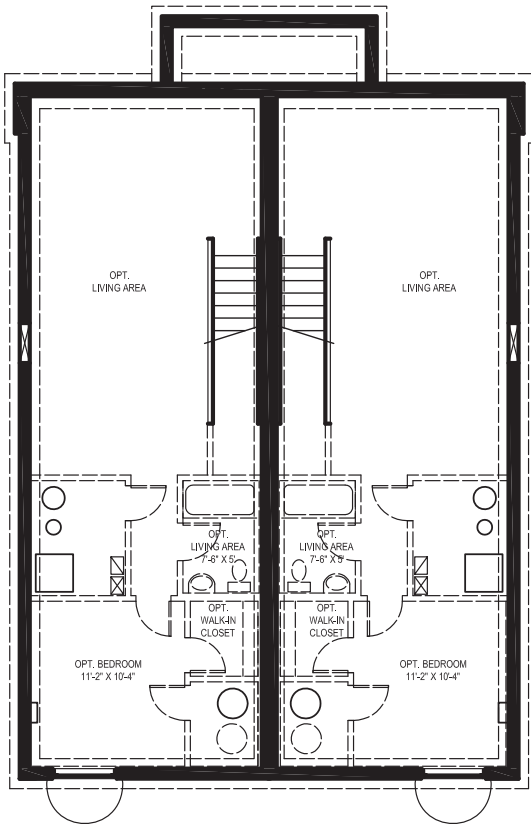
two new townhomes in botanical heights (to be built -
similar completed home shown below)

3br/2.5bath

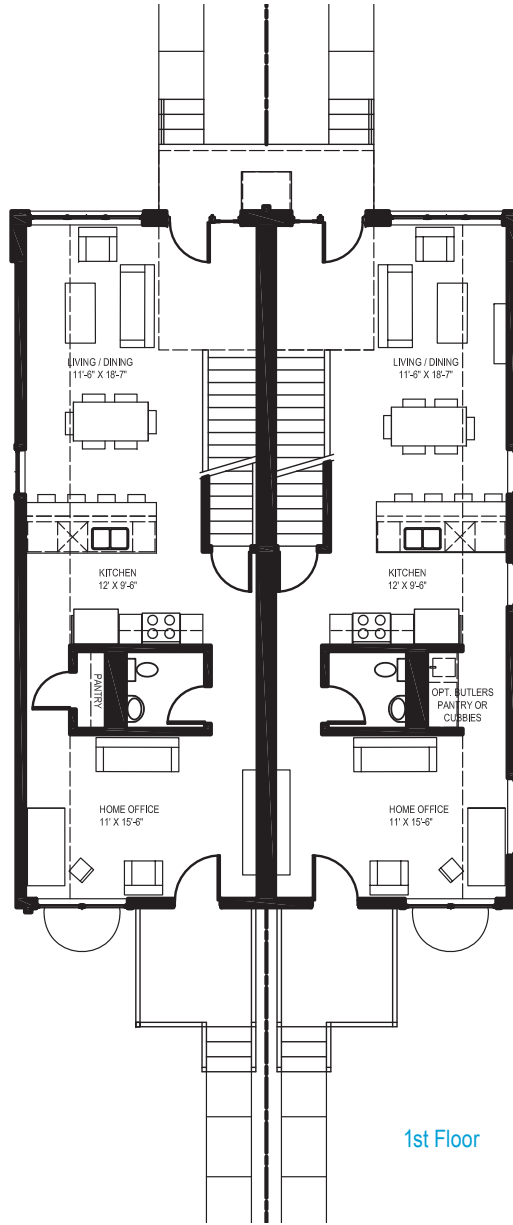
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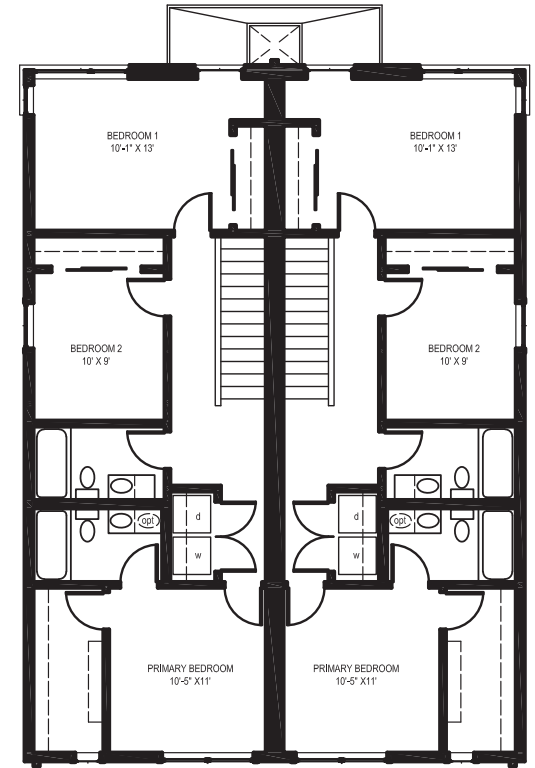




Basement



1st Floor



2nd Floor

STRUCTURAL

9' first floor ceilings per plan
8' second floor ceilings
8' basement pour, 3.5" concrete floor
Drain tile around interior perimeter of home with sump pit, including pump`
Basement Egress window and 2 sliding hopper windows
Hung basement waste plumbing, to eliminate backups
2x6 exterior wall framing (per plan), fiberglass wall insulation R21 (per plan)
OSB 3/4" tongue and groove, glued and nailed sub-flooring
Blown cellulose or batt R35 attic insulation
25yr asphalt shingle roof or 60 mil TPO flat roof (per plan)
Front elevation aluminum clad wood double-pane, insulated, argon low-E Pella windows
Thermatru insulated entry doors
Lower level laundry connections

MECH/ELEC/PLUMB

96% High efficiency gas furnace
13+ seer electric air conditioner
50 gallon electric water heater
200 AMP underground electrical service
Integrated smoke / CO detectors (110 volt with battery backup)
Front and rear exterior GFI outlets
Individual shut-offs to all plumbing
PEX plumbing feeds and PVC drains
(6) CAT6/coax low voltage drops
Security system included
Electric dryer outlet

EXTERIOR FEATURES

Expanded brick façade (per plan)
Cement Fiber cladding (per plan)

Zip structural sheathing system with air barrier and window flashing Zip tape
2 frost free hose bibs with shutoffs
Concrete drive with private and city walks
Pre-finished aluminum gutters and downspouts

INTERIOR FINISHES

LVP Wood flooring throughout 1st Floor
Walk-in bedroom closets (per plan)
Ventilated wire shelving in all closets
Carpeting at 2nd floor
White pre-finished modern doors
3.5" solid wood modern radius or square top baseboards throughout
Deadbolts at exterior doors
Two coats of high quality, low VOC, paint on all interior walls, with smooth ceilings matching wall color

KITCHEN + BATH FEATURES

Locally sourced kitchen and bath Aspect cabinetry
Premium quartz countertops at kitchen
Large kitchen island with overhang countertop for seating (per plan)
Stainless steel double bowl undermount sink
1/2 Horsepower garbage disposal
Upgraded stainless-steel appliances inc. range, dishwasher, and chimney hood
Choice of designer selected Kohler plumbing packages
Cultured marble vanity tops in hall bath
Tile surround in primary shower
Frameless glass shower door included in master bath (per plan)
Quartz countertop in primary bath
Full plate glass mirrors over all vanities
High-efficiency toilets

OTHER GREAT FEATURES

Fully seeded yard
All-new utility services
Underground conduit for future cable and phone service
One year UIC bumper to bumper warranty and 10 year 3rd-party bonded structural warranty
Personalized lighting package selected from showroom visits with designer

GREEN + SUSTAINABILITY FEATURES

Ultra-low VOC paints
Controlled flow plumbing fixtures
Water-saving toilets
High Efficiency HVAC
Humidity controlled exhaust fans
Reflective TPO roofing (per plan)

314.440.4641 or info@uichomes.com

Talk to Sales Associate about other available features and upgrades.