

# Brambleton Townhomes

## **Brambleton Signature Features**

Fully landscaped and maintained yards and common areas.

Full capacity washer and dryer included.

Full house white blinds and verticals.

Elegant smooth ceilings.

Impressive architectural front elevation features.

## **Structural and Exterior Features**

- Low Maintenance Exteriors
- Monolithic Fiber Reinforced Concrete Slab
- Picture Frame Concrete Driveway, Walkway and Patio
- Engineered Truss Construction Roofs
- Simulated Wood Grain Premium Vinyl Siding
- Architectural Designed Exteriors with Horizontal, Shake, Board and Batt Sidings, Box Bay Windows and Metal Roof Elements (*Per Plan*)
- Designer Three Tab Fiberglass Shingles (*20-Year Warranty*)
- Exterior Lighting at Entrances
- 2 Exterior Weather-Proof Electrical Outlets (*Per Plan*)
- 2 Exterior Hose Bibs (*Per Plan*)
- Community Landscape Plan with Sod
- Exterior Locks and Deadbolts – Brushed Metal Finish

## **Kitchen Features**

- Designer Cabinet Package with Crown Molding
- Scratch-Resistant Laminate Kitchen Countertops
- Recessed Icemaker Connection
- Double Bowl Stainless Steel Kitchen Sink with Chrome Faucet and Pull Out Spray
- Built-in Pantries with Ventilated Shelves
- Dishwasher, Range and Hood
- Double Fluorescent Light with Cloud Cover and Recessed Can Light Over Sink

## **Bath Features**

- Chrome Finish Plumbing Fixtures
- Chrome Finish Bath Accessories

- Cultured Marble Vanity Tops in Master and Guest Bath and Pedestal Sink in Powder
- Tub Shower Combination in All Baths

## **Interior Features**

- Low Maintenance Vinyl Flooring
- Wall-to-Wall Carpet with Stain Safety
- Duron® "Bone White" Color Painted Walls and Ceilings, "Shell White" Painted Trim.
- Vaulted Ceilings in All Bedrooms (*Per Plan*)
- Plant Shelves (*Per Plan*)
- Three-Panel Interior Doors with Brushed Nickel Door Hardware
- Three-Panel Bi-Slide Doors on Closets (*Per Plan*)
- Trim Package: Window Sill, Apron, Baseboard and Door Casing Throughout Home
- Vinyl Coated Ventilated Shelving in Closets
- Designer Lighting Package with Brushed Nickel Finishes
- Phone Jacks: Master, Kitchen, Family Room
- Cable TV Outlets: Master, Family Room
- Elegant Smooth Ceilings
- Smoke Detectors in All Bedrooms
- Alarm System Prewire
- White Blinds on All Windows with Verticals on Slider
- Full Capacity Stack Washer and Dryer

## **Energy Efficient Features**

- R-30 Blown Ceiling Insulation
- R-13 Wall Insulation with Vapor Barrier on Exterior Walls
- Soffit and Ridge Ventilation System
- Six-Panel Steel Insulated Exterior Front Door
- Electric Heat Pump
- Electric 40-Gallon Water Heater
- Vinyl Double-Pane Insulated Windows with Tilt-in Bottom Sash and Screens



All items above subject to change without notice at the sole discretion of Calloway Homes, a substitute may be used as long as it is of equal or greater value. Manufactures may be replaced without notice. 5/08



**ALLOWAY**  
HOMES

# Brambleton Townhomes

## Utilities

Electricity: City of Rock Hill (803) 329-5500  
Natural Gas: York County Natural Gas (803) 329-5255  
Water & Sewer: City of Rock Hill (803) 329-5500  
Telephone Service: Comporium Communications (803) 324-9011  
Garbage Collection: City of Rock Hill (803) 329-5600  
Cable TV: Comporium Communications (803) 324-9011

## Schools

Elementary: Finley Road  
Middle: Rawlinson Road  
High: Northwestern  
Winthrop University  
York Technical College

## Other Information

Tax Rate: .2111  
HOA Management: Kuester Management Group  
HOA Dues: \$87/Month

## Shopping

Old Point Station  
Miller Crossing  
Rock Hill Galleria

## Parks/Recreation

Boyd Hill Recreation Center  
Fewell Park  
Winthrop Park  
Cherry Park  
Winthrop University Golf Course  
Waterford Golf Course  
Carowinds Paramount Theme Park  
Lake Wylie



All items above subject to change without notice at the sole discretion of Calloway Homes, a substitute may be used as long as it is of equal or greater value. Manufactures may be replaced without notice. 5/08

