



# MAPLE RUN

The Buckeye, The Maple & The Sycamore

## Included Features

### - Simms Quality -

- Homeowner Final Walk Thru with Charles H. Simms - Builder
- On-Site Inspection Available at Any Time with Builder
- Third Generation Builder
- National Multi-Family Builder of the Year 1995
- President of Dayton Home Builders Association 1999
- President of Ohio Home Builders Association 2008
- Builder of the Year 2004, Dayton Home Builders Association
- One-Year Full Coverage Builder's Warranty
- Brand Name Manufacturers' Warranties
- Ten-Year Structural Warranty

### - Exterior -

- 8' Fiberglass Stained Half View Front Door
- Brick or Brick and Stone with High Quality Beaded Vinyl Siding per Plan
- Sodded Front, Side and Rear Yard
- Shrubs and Trees per Plan
- Concrete Driveways
- Waterproof Exterior Electric Outlets (2)
- Decorative Front Door Lock w/Deadbolt
- 8' Sliding Glass Door with Transom Window in Family Room
- Covered Rear Patio

### - Interior -

- Attached 2-Car Garage
- Nine Foot Ceilings
- Ceramic Tile Foyer
- Oversized, Solid Vinyl, Double-Pane Tilt-in Windows with Screens
- Painted Arched Raised Panel Doors
- Brushed Chrome Locks on Interior Doors
- Decorator Light Fixtures
- Recessed Lighting - Kitchen, Dining & Family Room per Plan
- Washer/Dryer Room with Shelf & Laundry Tub
- Armstrong No-Wax Flooring - Kitchen, Baths and Laundry Room
- Wall-to-Wall Quality Carpet - Stain Resistant with 6 lb. padding
- Pre-Wired Telephone, (4) - Each Outlet Four-Line Capacity - CAT 5E
- Pre-Wired Cable Television, (5) - High Speed
- Smoke Detectors - Hardwired with Battery Back-Up
- Pre-Wired for Garage Door Opener
- Door Bell
- Pre-Wired for Ceiling Fans in Family Room, Master Bedroom, and Front Bedroom
- Vinyl Clad Shelving in Closet & Pantry
- Water Softener Rough-in
- Pre-Wired Audio per Plan
- Quality Latex Paint - 2 Coats
- Pull Down Stairs/Attic Storage in Garage

### - Community Features -

- Located in Washington Township
- Beautifully Landscaped Entrance
- Natural Wooded Boundaries
- Open Green Space
- Extensive Landscaping on Perimeters and Interior of Community
- Irrigation System for Entryway and Front of Community
- Gazebo

### - Kitchen & Baths -

- Birch, Oak or White Cabinets
- 36" High Wall Cabinets
- Whirlpool Quality Appliances
  - Smooth Top Self-Cleaning Range
  - Quiet Touch Dishwasher
  - Built-in Microwave
- Wilsonart/Formica Countertops in Kitchen
- Double Bowl Stainless Steel Sink with Single Handle Faucet in Kitchen
- Pre-Plumbing for Ice Maker Line
- Cultured Marble Countertops in Baths
- Garden Tub and Separate Shower in Master Bath
- Moen Faucets
- Full Size Plate Glass Mirrors - All Baths
- Raised Vanity Cabinets - Master Bath

### - Energy Efficiency System

- Central Air Conditioning
- 92%+ High Efficiency Gas Furnace
- Fiberglass Insulation
  - R-15 Exterior Walls
  - R-38 Attic Ceilings
  - R-19 Garage Ceilings
- Ridge & Soffit Roof Venting System
- Insulated Raised Panel Fiberglass Front Door
- Raised Panel Steel Garage Door
- Insulated Double-Pane Windows
- Exceeds Council of American Building Officials' Model Energy Code
- Energy Star Builder

