



Included Features

Simms Quality

- Homeowner Final Walk Thru with Charles H. Simms, Builder
- On-Site Inspection Available at Any Time with Builder
- Third Generation Local Builder
- National Multi-Family Builder of the Year in 1995
- President of the Dayton Home Builders Association in 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

Community Features

- Located in City of Centerville Inside Yankee Trace Golf Course Community
- Beautifully Landscaped Entrance
- Natural Wooded Boundaries
- Extensive Landscaping on Perimeters and Interior of Community
- Irrigation System for Entryway and Front of Community
- Amenities of Yankee Trace Master Community:
 - Two Swimming Pools
 - Two Tennis Courts
 - Hiker/Biker Trails
 - Community Room with Kitchen
 - White Horse Park Fencing
 - Gaslight-Style Vintage Lighting



Interior

- Attached 2 or 3 Bay Garage
- Nine Foot Ceilings on First Floor
- Ceramic Tile Foyer, Kitchen, Laundry Room, All Baths, Rear Hall to Garage
- Vent-Free Fireplace with Wood Profile and Mantle Top
- Choice of 8 Paint Colors - One Color Throughout
- Oversized Solid Vinyl, Double-Pane Tilt-In Windows with Screens
- Painted Arched Raised Panel Doors
- Brushed Chrome Locks - Interior Doors
- Decorator Light Fixtures
- Recessed Lighting - Kitchen, Dining and Family Room, per Plan
- Washer/Dryer Room with Shelf and Laundry Tub
- 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; One CO² Detector
- Pre-Wired for Ceiling Fans - 3 per Plan
- Vinyl Clad Shelving in Closet & Pantry
- Water Softener Rough-In
- Quality Latex Paint - 2 Coats
- Pull Down Stairs/Attic Storage in Garage
- Painted Garage
- 1/2 Horsepower Garage Door Opener with 2 Controllers
- Pre-Wired for Sound System - Per Plan

Exterior

- Brick or Brick and Stone with High Quality Cement Board Siding
- Sodded Front, Side and Rear Yard
- Shrubs and Trees per Plan
- Concrete Driveways
- 2 Waterproof Exterior Electric Outlets
- Decorative Front Door Lock w/Deadbolt
- 12' Sliding Glass Door
- Covered Rear Patio

Kitchen & Baths

- Raised Panel Maple Cabinets Throughout
- 36" High Wall Cabinets with 42" High Accent Cabinets
- Kitchen Cabinet Crown Molding
- Whirlpool Quality Appliances:
 - Self-Cleaning Electric Smooth Top or Gas Range
 - Quiet Touch Dishwasher
 - Built-in Microwave
 - Garbage Disposal
- Wilsonart/Formica Countertops in Kitchen
- 8" Deep Double Bowl Stainless Steel Sink with Single Handle Pullout 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
- Decorative Mirror Trim - Master Bath Only
- Raised Vanity Cabinets - Master Bath
- Under Cabinet Lighting - Kitchen Wall Cabinets

Energy Efficiency System

- Central Air Conditioning - 13 SEER
- 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

