



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 Washington Township
- Beautifully Landscaped Entrance
- Heated Swimming Pool with Large Sunning Area, Lap Lanes, and Bath House
- Centerville Schools
- Walking Paths Inside Community
- Wooded and Open Green Space Parks
- Large Lake with Fountain and Gazebo
- Extensive Landscaping on Perimeters and Interior of Community
- Irrigation System for Entryway of Community



Interior

- Attached 1 or 2 Car Garage
- Nine Foot Ceilings - Living Level
- Tray Ceiling - Master Bedroom
- Oversized Low E, Vinyl, Double-Pane Tilt-In Windows with Screens
- Painted Raised 2 Panel Doors
- Decorator Light Fixtures
- Recessed Lighting - Per Plan
- Washer/Dryer Room
- No-Wax Flooring - Kitchen, Baths, Entryway, and Laundry Room
- Wall-to-Wall Quality Carpet - Stain Resistant with 6 lb. Padding
- Pre-Wired Telephone - Each Outlet Four Line Capacity - CAT 5E - Per Plan
- Pre-Wired Cable Television - High Speed - Per Plan
- Smoke Detectors - Hardwired with Battery Back-Up, One CO² Detector
- Pre-Wired for Garage Door Opener
- Door Bell
- Pre-Wired for Ceiling Fans in Great Room and Master Bedroom
- Vinyl Clad Shelving in Closets
- Water Softener Rough-In
- Pre-Wired Audio - Lower Level, Living Level and Master Bedroom
- Quality Latex Paints - 2 Coats

Exterior

- Brick or High Quality Beaded Vinyl Siding Per Plan
- Sodded Front, Side and Rear Yard
- Shrubs and Trees per Plan
- Concrete Walks, Blacktop Drives
- 3 Waterproof Exterior Electric Outlets
- Decorative Front Door Lock with Deadbolt
- Concrete Patio with Privacy Fencing
- 8' x 6' Wood Deck off Living Level

Kitchen & Baths

- Quality Wood Cabinets with Hardware
- Whirlpool Quality Appliances: Range, Dishwasher, Self-Venting Range Hood
- Wilsonart/Formica Countertops in Kitchen
- Double Bowl Stainless Steel Sink w/Single Handle Faucet in Kitchen
- Pre-Plumbing for Ice Maker Line
- Cultured Marble Countertops in Baths
- Moen Faucets
- Full Size Plate Glass Mirrors - All Baths
- Pedestal Sink with Oval Mirror in Half Bath

Energy Efficiency System

- Central Air Conditioning - 13 SEER
- High Efficiency Gas Furnace
- Fiberglass Insulation
 - R-15 and R-19 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
- Low E, Insulated Double-Pane Windows
- Meets Council of American Building Officials' Model Energy Code
- Energy Star Builder

