



Simms Quality

- Homeowner Final Walk Thru with Charles H. Simms or Robert K. Simms, Builders
- On-Site Inspection Available at Any Time with Builders
- Third & Fourth Generation Local Builders
- National Multi-Family Builder of the Year in 1995
- President of the Dayton Home Builders Association in 1999 (Charles) & 2020 (Robert)
- President of Ohio Home Builders Association, 2008 (Charles)
- Builder of the Year 2004 & 2013, Dayton Home Builders Association
- One-Year Full Coverage Builder's Warranty
- Brand Name Manufacturers' Warranties
- Ten-Year Structural Warranty

Community Features

- Maintenance-Free Living
- Snow Removal and Yard Care
- One Mile from The Greene
- Easy Access to Freeways
- Large Lighted Lake with Fountain
- Extensive Community Sidewalk
- Dog Park (fenced) with Benches and Fountain
- Extensive Landscaping Throughout Community
- Perimeter Privacy Mounding with Evergreens - Per Design
- Pergola with Gas Firepit and Seating



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Interior

- Four Seasons Sun Room - Per Plan
- Attached 2 Car Garages
- Custom Textured Ceilings
- Trey Ceiling - Master Bedroom
- Oversized Low E, Vinyl, Double-Pane Energy Star Tilt-In Windows with Screens - Per Plan
- Painted Raised 2 Panel Doors
- Decorator Light Fixtures
- Recessed Lighting - Per Plan
- Washer/Dryer Room
- Ceramic Tile or Wood Flooring in Foyer
- No-Wax Vinyl Flooring in Kitchen, Laundry Room and Baths
- 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
- Pre-Wired Audio - Living Area and Master Bedroom - Per Plan
- Smoke Detectors - Hardwired with Battery Back-Up, One CO² Detector
- Door Bell
- Pre-Wired for Ceiling Fan/Light in Great Room and All Bedrooms
- Vinyl Clad Shelving in Closets
- Water Softener Rough-In
- Quality Latex Paints - 2 Coats
- Choice of Paint Color - One Color Throughout
- LED Lighting Throughout

Exterior

- Architectural Brick and Stone Details
- 5' and 6' High Windows
- Shrubs and Trees
- Concrete Drives
- Covered Front Porch
- Raised Panel Steel Garage Doors with Clipped Corners and Decorative Straps and Handles
- Waterproof Exterior Electric Outlet and Water Spigot
- Decorative Front Door Lock with Deadbolt
- Shake-Style Siding and Gables

Kitchen & Baths

- Maple Wood Cabinets with Hardware
- 42" High Wall Cabinets with Custom Cabinet and Crown Molding
- Whirlpool Stainless Steel Quality Appliances: Range, Dishwasher, Microwave
- Wilsonart/Formica High Def 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 with Wave Bowl
- Moen Faucets
- Full Size Plate Glass Mirrors - All Baths
- 5' Walk-In Master Bath Shower with Shelving and Glass Shower Door
- Double Bowl Vanity in Master Bath

Energy Efficiency System

- Central Air Conditioning - 13 SEER
- 96% High Efficiency Gas Furnace
- Fiberglass Insulation
 - R-15 and R-19 Exterior Walls - Per Plans
 - R-49 Attic Ceilings
- Insulated Craftman Style Fiberglass Front Door
- Low E, Insulated Double-Pane Windows
- Meets Council of American Building Officials' Model Energy Code
- RESNET Energy Smart Builder
- Energy Star Windows

