



Included Features

The Savannah & The Banyan

Simms Quality

- Homeowner Final Walk Thru with Charles H. Simms or Robert K. Simms, Builders
- On-Site Inspection Available at Any Time with Builder
- 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

- 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
- 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



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Interior

- Attached 2 or 3 Car Garages
- Ceramic Tile Flooring in Full Baths
- Wood Flooring Entire First Floor Except Master Suite - Per Plan
- Quality Carpet - Stain Resistant with 8 lb. Padding - Per Plan
- Heat & Glo Slim Line Fireplace
- Quality Sherwin Williams Latex Paint - 2 Coats - Choice of One Color - Sure Scrub Flat Finish
- Pella Windows - Low E Double-Pane Tilt-In Vinyl with Screens
- Nine Foot Ceilings on First Floor
- Painted 8' Interior Doors - Per Plan
- Dexter Oil Rubbed Lever Locks - Interior Doors
- Decorator Light Fixtures - Per Plan
- Recessed Lighting - Per Plan
- Laundry/Mud Room with Cabinets and Laundry Sink
- Pre-Wired Telephone - Each Outlet Four Line Capacity - CAT 5E - Per Plan
- Pre-Wired Cable Television - High Speed
- Smoke Detectors - Hardwired with Battery Back-Up; One CO₂ Detector
- Pre-Wired for Ceiling Fans - Per Plan
- Wood Melamine Shelving with Drawer Stack in Owners Closet
- Vinyl Clad Shelving in Closets
- Water Softener Rough-In
- Pull Down Stairs/Attic Storage in Garage
- Painted Garage with Baseboard
- Garage Door Opener with 2 Controllers and Exterior Keypad
- Pre-Wired for Sonos Sound System - Per Plan
- LED Lighting Throughout

Exterior

- Brick with Hardie 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
- 8' Atrium Glass Door to Rear Patio
- Fiberglass Front Door with Glass Panel, Dental Trim and Transom Window Above

Kitchen & Baths

- Gourmet Kitchen - Cabinetry to Ceiling with Crown Molding
- GE Profile Appliances - Stainless Steel - Electric or Gas Range - Quiet Touch Dishwasher
- Sharp Microwave Drawer
- Wood Hood Vented to Exterior
- Granite Countertops in Kitchen - 3cm
- 8" Deep Double Bowl Stainless Steel Undermount Sink with Single Handle Pull-out Faucet in Kitchen
- Ice Maker Line
- Cultured Marble Countertops in Baths with White Sink Wave Bowl
- Ceramic Tile Shower Walls - All Baths
- Ceramic Tile Shower Base - Master Bath
- Freestanding Soaking Tub in Master Bath
- Moen Plumbing Fixtures
- Mirrors with Decorative Trim - All Baths
- Raised Vanity Cabinets - All Baths
- Under Cabinet Lighting - Kitchen Wall Cabinets
- Gerber Elongated Toilets

Energy Efficiency System

- Honeywell Smart Geofencing Wifi Thermostat
- Central Air Conditioning - 13 SEER
- 96% High Efficiency Gas Furnace
- Fiberglass Insulation
 - R-15 Exterior Walls
 - R-38 & 49 Attic Ceilings
 - R-19 Garage Ceilings Below Living Space Only
- Ventilated Attic System
- Insulated Fiberglass Front Door
- Insulated Raised Panel Steel Garage Door
- Insulated Garage Walls
- Insulated Low E Double-Pane Windows
- Meets or Exceeds Council of American Building Officials' Model Energy Code
- RESNET Energy Smart Builder
- Visit simmsdev.com To View All Green Building Practices & Features

