

# Plymouth Towns by 1UTAH HOMES

BUILDING HAPPINESS 1 HOME AT A TIME

Beautiful Kitchens



Spacious Bedrooms



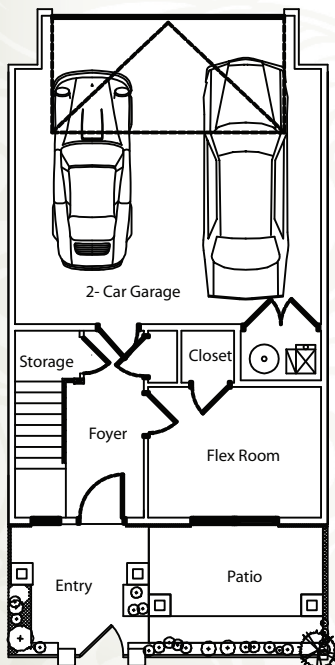
Luxurious Family Rooms



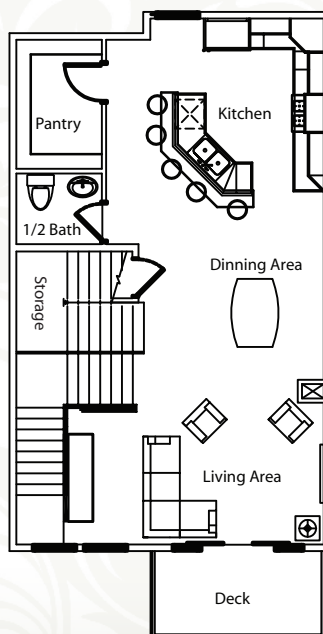
## The Ashlee

Approximately 1743 Sq. Ft. • 4 Bed, 2 Full Baths & 1 Half Bath

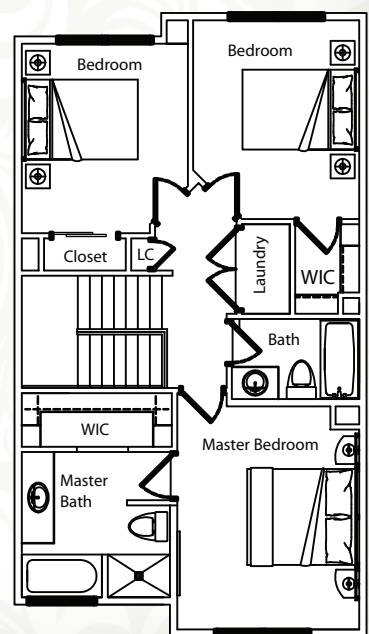
MAIN FLOOR



SECOND FLOOR



THIRD FLOOR



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# Standard Features



## KITCHEN

- Laminate countertops
- Tiered island bar
- Straight cabinets (not staggered)
- Pre-plumbed water line to fridge
- Black appliance package including microwave, dishwasher, electric range & garbage disposal
- Chrome plumbing fixtures
- Stainless double 6" deep sink
- Upgraded lighting w/3 cans & 3 pendants over bar
- Oversized walk-in pantry
- Vinyl flooring in kitchen, pantry & 1/2 bath

## FRAMING

- 2" X 6" exterior framing
- Exterior OSB wall sheathing
- Engineered floor trusses
- 30 year architectural shingles
- 9 ft ceiling height - all three levels
- Vaulted ceilings in all bedrooms

## INSULATION

- Exterior walls = 1/2" urethane foam w/covered batting
- Walls: R-16, garage walls – R-11 & R-13 batting
- Ceilings – R-45 blown cellulose, R-23 in garage

## ELECTRICAL

- 150-amp 40 Sp Panel/Sub Panel
- Smoke detectors as per code
- Cat 5 Phone & RG6 cable in each room
- Ceiling fans in master & great room
- Sconces in front entry
- Designer selected lighting packages

## PLUMBING

- Designer selected plumbing packages
- 40-gallon natural gas water heater
- Gas lines to furnace, water heater
- Laundry hook-ups & drain

## WINDOWS

- Double pane, Low E
- Casement or double hung per plan

## BATHROOMS

- Grand master bath
- Insert bath & shower surround in master bath
- Upgraded vinyl floors in master bath
- Single sink in master bath
- Laminate countertops in each bath
- Vinyl flooring in main & half bath

## CUSTOM CABINETS

- Designer cabinets (beech wood)



## HOA FEATURES:

- Low HOA fees including: garbage, snow removal, landscaping, sewer, water & exterior insurance

## PARTING WALL BETWEEN UNITS

- 1/2" Sheetrock
- 2x4's insulated
- 1" shaft wall
- Track length of attic
- Fire treated OSB in attic extended 4 feet
- Total of 12" thickness between each home

## HEATING

- 80% efficient 2-stage gas furnace
- A/C System – 13 Seer
- Bath & dryer vents

## INTERIOR FEATURES

- Open & spacious floor plans
- Skip trowel walls w/rounded corners
- 1/2" drywall ceilings and interior walls
- 2-panel designer interior doors
- Crown/Chair Rail (optional upgrade)
- Closet shelving
- Walk-in master closet
- 1 Tone wall paint
- Chrome hardware
- Built in shelving
- Finished storage areas
- Upgraded molding throughout
- French doors in flex room
- Built in bench or closet
- Half walls up stairways

## FLOORING

- FHA 25 oz. grade carpet
- Vinyl flooring in entry

## EXTERIOR DOORS

- Fiberglass front door

## EXTERIOR (per plan)

- Expertly designed maintenance free exterior elevations
- Stucco/Stone/Hardi Siding (per plan)
- Oversized 8' two car garage w/opener & 2 remotes
- All garages unfinished & fire taped
- Stucco features: double tar paper w/diamond lathe
- 6x8 impervious surfaced deck
- Aluminum soffit & fascia, gutters & down spouts
- Garage water spigot
- Windows in garage (per plan)

\* Ashley plan may not feature some items on this list. See representative for details.

\* All building code requirements are standard features.

\* Standard features subject to change without notice.

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