

Terraces at Quail Hollow

10 x 2 Unit Townhome, Gated Community, Buildings

A TOTAL ACCESS / UNIVERSAL DESIGN COMMUNITY

County: Mecklenburg	Tax Location: City of Charlotte
Parcel ID:	Approximate Lot Dimensions: 55' x 120' +
Legal:	Approximate Acres: Varies 0.15 acre to 0.40 acre
	Zoning: R-17 MF
Heated SF : Unit 1	Unit 2:
Basement: 720 sf	Basement: 720 sf
Main Floor: 1,190 sf	Main Floor: 1,190 sf
2nd Floor: 1,190 sf	2nd Floor: 1,190 sf
3rd Floor: 570 sf	3rd Floor: 570 sf
Total HTAR 3,670 sf	Total HTAR 3,670 sf
Unheated SF: Unit 1: 430 sf	Unit 2: 430 sf
Lot Size	Varies 0.15 acre to 0.40 acre
Total Heated Sq. Ft.	7,340 sf per building (3,670 sf each unit)
No. of Bedrooms	8 total (4 each unit) with 2 master suites per unit
No. of Bathrooms	6 full , 6 half per building (3 full, 3 half each unit)
Garage	2 double car (1 each unit)
Water / Sewer	City Water / City Sewer
Exterior Detail	Hardi-Plank Color Plus 15 yr warranty Brick / Stone veneer on front elevation
Fireplaces	Gas Log Insert, one each unit
Roofing	30 year, Architectural style
Windows	Insulated, single hung with double hung option
Furnace / AC	13 SEER central air, gas heat (2 Systems per Unit ; 4 Systems per Building)
Sound Insulation	Units divided with wall thickness per firecode
Front Entry Door	Premium door unit w/ side lite and transom per plans
Interior Doors & Trim	6-panel Elite Decorative doors/ transoms , painted mouldings and trim package
Interior Wall Finishes	Flat latex on walls and ceilings, semi-gloss latex on trim
Finish Flooring	Hardwood Flooring and Tile on Main Floor, Carpet and Tile on 2nd Floor Carpet and Tile on 3rd Floor, Carpet and Tile in finished Basement
Ceiling heights/Floor	10' ceilings on Main Floor. 9' ceilings on 2nd Floor. 8' ceilings on 3rd Floor. 9' ceilings in basement.
Cabinets & Interior Details	Granite counter tops, premium pre-finished 42" cabinets w/ trim pkg by Kraftmaid / Passport model
Closet Shelving	Closet Maid system or equivalent
Lighting Fixtures	Standard trim, satin nickel
Hardware / Fixtures	High security locksets and deadbolts, satin nickel lever sets
Plumbing Fixtures	Premium quality American Standard or equal Pedestal sink in half baths
Appliances	Gas Self Cleaning Dbl Oven/microwave; down draft Gas Cooktop Pull out drawer Dishwasher, Disposal, Optional Refrigerator
Electrical	All switches & receptacles accessible
Special Equipment	Smoke / carbon monoxide detectors per code Underground utilities, pre-wired for telephone / cable television Optional Elevator to each floor. Optional Standby Natural Gas Generator
Walks / Driveway	Concrete Walks, Asphalt Drives
Porch / Deck.	Covered front porch, Elevated deck in rear with privacy wall. Walk out gable on 3rd Floor. Optional Screened in deck. Optional elevated exterior deck on 2nd Floor.
Landscaping	Landscaping tailored to natural surroundings. Decorative 5' fencing with entrance gate around entire property