



**GRANDFATHER
HOMES**

LASTING VALUE, TIMELESS TRADITION



**MATTIE
*rose***

development

The Towers

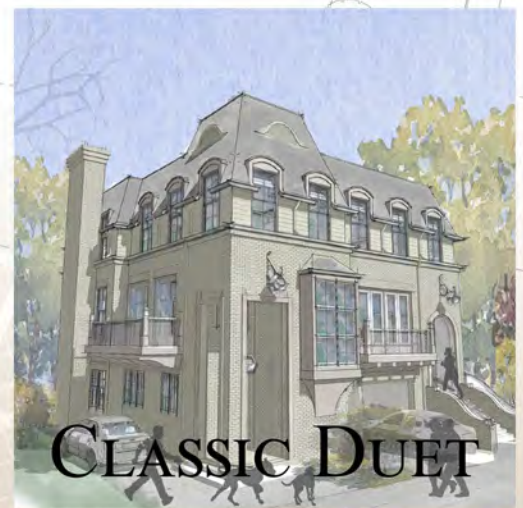
at Mattie Rose



www.TowersAtMattieRose.com

info@grandfatherhomes.com

VILLAGE LAYOUT



COMMUNITY DESCRIPTION

- A combination of eighteen Duet and Triet homes nestled in the heart of Elizabeth
- Topography sits on a slight rise, allowing for views of the center city skyline
- Woonerf serves as roadway for vehicles and gathering space for residents
- Close proximity to Sugar Creek Greenway Extension and CityLYNX Gold Line Extension
- Walking distance to retail, restaurants, and sporting events at Memorial Stadium

EXTERIOR SPECIFICATIONS

- Dutch village-inspired design by Mermans Architecture
- Brick veneer with cement fiber accents
- Wrapped cement fiber soffit and fascia
- Mahogany front entry door with copper gas lantern
- 30-year architectural shingles with limited lifetime warranty
- 5" aluminum gutters with 4" round downspouts to enhance drainage and reduce clogs
- Landscape design by Abate Design Group and Southern Landscape Design. Landscape installation by Landcare Innovations
- Heavy landscaping - Raised mulched planting beds with oversized package of shrubbery/flowers at front elevation
- Paver patio, zero-maintenance synthetic lawn, plantings, and fenced-in rear yard. Upgrade options include: small pool, spa, fireplace, fire pit, dining area, kitchen, or raised garden beds.
- HOA to maintain landscaping in front and side yards

INTERIOR SPECIFICATIONS

- Interior design by Tammy Coulter of Tammy Coulter Design
 - Homeowners can choose from pre-made design packages: including stain and paint colors, tile, lighting, countertops, plumbing fixtures and accessories
- Buyer to select main lighting with interior designer through Ferguson or Blankenship Lighting
- Recessed canned lighting in kitchen, family room, master bedroom and master bathroom
- Under cabinet lighting in kitchen
- 7½" engineered hardwood flooring throughout, with the exception of tiled areas
- Tile in secondary bathrooms and laundry
- Cabinetry by First Choice Cabinets
- Quartz countertops throughout entire home
- Hardboard shelving in pantry and all closets. Master closet with custom organizers
- Chef's kitchen with Thermador appliance package
- Custom metal range hoods
- Home automation starter package to control locks, climate, lighting and audio with Control4 system:
 - (3) pairs of speakers – locations determined by builder
 - Speaker pre-wire at rear porch
 - (2) HDMI home runs master and living
 - (1) Wi-Fi access point
 - (1) Touch screen dead bolt at front entry door
 - (1) EA3 Control4 controller
 - (1) Network switch
 - (2) Light dimmers – location to be determined by the builder
 - AV Rack
 - 4-zone Control4 audio matrix amp
 - **Upgrade packages and future expansion will be available**
- DTV Prompt 2-fixture digital shower in master bathroom
- Total Kohler Home - all plumbing fixtures by Kohler. Finish upgrade option available.
- HVAC - carrier 14 seer equipment with gas furnace