



**SAMPLE OF AMENITIES AND STANDARD FEATURES  
INCLUDED IN THE STORRS, EAGLEVILLE, AND MANSFIELD TOWNHOMES**

**The Neighborhood:**

- A short walk to downtown Storrs Center, UConn, and walking trails
- Public transportation available at the Nash-Zimmer Transportation Center to Hartford and surrounding region
- Compact, pedestrian-friendly master plan
- Resident clubhouse for entertaining and events
- Pocket parks with professional landscaping
- Street parking, and parking garage nearby for guests

**Exterior Features:**

- Architectural roofing shingles
- Low maintenance HardiePlank® clapboard siding
- Traditional molding and exterior trim details
- Composite decking on front porch or portico (plan specific)
- Fiberglass front entrance door
- Simulated divided lite insulated tilt-in vinyl windows with “Low E” glazing
- Professionally designed landscape package
- Decorative outdoor lighting fixtures
- Town utilities – water, sewer, and natural gas

**Structural Quality and Energy Efficiency:**

- R21 insulation in exterior walls
- R38 insulation in attic
- Homewrap moisture barrier
- Ice and water shield on eaves and valleys
- Color coordinated heavy-gauge aluminum seamless gutters and downspouts
- 200 amp electric service
- Underground utilities
- One- or two-car garage (plan specific) with primed drywall, insulated steel garage door and electric door opener
- Steel passage door between home and garage
- High efficiency forced air heating and air conditioning
- Tankless, continuous flow, hot water heater

**Interior Features:**

- Open floor plans with 9' ceiling heights
- Solid oak handrail, and painted newel posts
- Two-panel interior doors
- Wall to wall carpet
- Pre-finished engineered oak flooring in entry and kitchen
- Gas fireplace with painted mantel, slate hearth and slate surround (plan specific)
- Energy efficient insulated recessed lights (plan specific)
- Decorator-coordinated lighting fixtures
- Pre-wired for UST Future Proof telephone and cable in 2 locations
- Front door chime
- Hard-wired smoke and carbon monoxide detectors
- Washer and dryer hookups
- Wire shelving in all closets

**Bathrooms for Pampering the Senses:**

- Decorator coordinated accessories
- Choice of ceramic tile flooring
- Full bath cabinetry with spacious vanities
- One-piece cultured marble countertop vanity in full baths
- Pedestal sink in powder room (plan specific)
- Low flow plumbing fixtures
- Easy maintenance master bath shower unit with built-in shelves

**A Kitchen Outfitted for Convenience:**

- Premium kitchen cabinetry
- Granite countertops with under-mount sink
- Kohler faucet
- Stainless steel GE range, built-in microwave with recirculating exhaust fan, dishwasher

*Main Street Homes at Storrs Center will be a green neighborhood with features that are compliant with the Storrs Center Design and Sustainability Guidelines.*