

FOREVER TOWNHOMES AT DANCING WATERS

Discover the Details of Luxury at Dancing Waters

Each residence at Dancing Waters has been thoughtfully designed with the finest features and modern conveniences to provide a home that is as functional as it is beautiful. Below is a look at the premium options included in each home:

Everyday Living Features

- **Marvin Essentials Windows:** Built from durable fiberglass for exceptional strength and energy efficiency.
- **Heated Underground Parking:** Comfort and convenience year-round.
- **Separate Garages with 18' Doors:** Spacious and accommodating.
- **Garage Spigot and Drain:** Convenient, all-weather maintenance made easy.
- **Masonite Fiberglass Front Entry Door with Transom Window:** A stylish, welcoming entryway.
- **Tankless Water Heater:** Endless, efficient hot water.
- **Consistent Water Pressure:** Looped hot and cold water lines ensure a consistent experience. Instant hot water throughout the entire home.
- **Optional Elevator Installation:** Plan for the future with a space ready to add an elevator.
- **Premium Insulation:** R21 wall and R49 ceiling insulation for ultimate energy efficiency.
- **Full Fire Suppression System:** Added safety for peace of mind.
- **Soundproofing & Safety:** Party wall construction with sound channels and fire-rated sheathing.
- **Climate Control:** HRV (Heat Recovery Ventilation), whole-home humidifier, and MERV 13 HVAC filter for superior air quality.
- **Panasonic Ultra Quiet Bath Fans:** Whisper-quiet performance.
- **Switch-Back Stairs:** Designed for safer and more comfortable movement between levels.
- **Open Tread Stairs:** Maximizes natural light flow, creating a brighter and more inviting atmosphere.
- **Utility Sink in Mechanical Room:** Adds practicality for everyday tasks and home maintenance.
- **Energy-Efficient Furnace:** A 93% efficient system with an ECM blower for optimal climate control and lower energy costs.
- **ADA-Ready Design:** Includes backer support for bars and a shower bench, ensuring accessibility and convenience for all.
- **Interconnected Fire and CO₂ Alarm System:** Enhanced safety with synchronized alerts.

Energy Efficiency and Accessibility

Climate Control:

- 93% efficient furnace with ECM blower and variable speed operation.
- Whole-home humidifier and MERV 13 HVAC filter.
- Ultra-quiet Panasonic bath fans.

ADA-Ready Features:

- Backer for ADA bars and shower bench.
- Lever-style handles throughout the home.
- Large push on/off switches.
- Elevator corridor and rough-in for future installation.

Exterior Excellence

Classic Design:

- Full-size real brick exterior with stucco accents and cast stone details.
- Schlage upgraded handleset for added elegance.

Outdoor Living:

- 26' x 13' concrete patio or maintenance-free deck.
- Built-in planters and extensive landscaping with community irrigation.

Garage Features:

- Heated underground parking and secured garage entrance.
- Separate garages with 18' doors, spigots, and drains.

Advanced Safety and Construction

- **Superior Insulation:** R21 wall insulation and R49 ceiling insulation.
- **Fire Safety:** Full fire suppression system and fire-rated sheathing on all exterior walls.
- **Soundproofing:** Party wall construction with sound channels for superior sound dampening.
- **Durable Roofing:** 35-year roofing for long-lasting protection and peace of mind.

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Standard Features That Redefine Luxury Living

At Dancing Waters, every residence comes fully equipped with premium features, thoughtfully included as standard to deliver a living experience that exceeds expectations. From energy-efficient systems to timeless design details, nothing is overlooked—this is where luxury meets comfort and convenience.

Interior Elegance and Functionality

- **Custom Cabinetry:** Full-overlay frameless design with upgraded hardware for a modern and seamless look.
- **Lighting Features:**
 - Indirect soffit lighting in the foyer, kitchen island, and elevator area.
 - LED surface mount, spot, and indirect lighting throughout the home.
 - Under-cabinet lighting

Architectural Highlights:

- Beamed archways connecting the foyer, kitchen, dining, and living room.
- Decorative columns in the foyer and on either side of the wet bar.

Kitchen Excellence:

- Quartz countertops with an undermount sink.
- GE Profile appliances, including a 36" range with downdraft ventilation.
- Ultra-quiet garbage disposal.
- Ceramic tile backsplash and pop-up outlets with USB charging.
- Drawer-style island microwave.
- Super pantry with prep sink, cabinets, and ample storage.

Living Room Features:

- Gas corner fireplace
- Custom-built entertainment center.

Primary Suite Enhancements:

- Three oversized bay windows for natural light.
- Roll-in shower with plate glass door.
- Soaking tub and full-access toilet room.
- Handheld shower head
- Custom closet organizer system.

Flooring and Finishes:

- Upgraded LVP on the main level.
- Ceramic tile floors in the primary bathroom.
- LVT in the second bathroom.
- Upgraded carpeting throughout.

Trim and Doors:

- 3 1/4" casing trim with bottom stool and 5 1/2" base trim.
- Solid core doors with on-site finished white trim.

Convenience and Functionality:

- Custom-built benches in the front foyer and owner's entrance.
- Utility sink in the mechanical room.
- Ambient stairway lighting

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Optional Features and Upgrades

Elevate your home with exclusive options and upgrades that allow you to tailor your space to your needs and preferences. These enhancements are designed to provide convenience, style, and functionality for a truly personalized living experience.

Flooring & Finishes

- **Real Hardwood Flooring:** Luxurious durability for the main level.
- **Upgraded LVP Options:** Stylish and resilient, with premium designs available.
- **Roll-Friendly Carpeting and Pad:** Firm, durable, and accessible. Soft to touch, yet firm enough to roll on.
- **Stained Wood Trim & Doors:** Add warmth and character to your interior.

Floor Plan Options

Additional Living Spaces:

- **Country Kitchen:** Enhance your cooking and dining space with a warm, open design.
- **Skylight Options:** Velux skylights in the loft with optional power blinds for added natural light and privacy.
- **3rd Floor Finish** for expanded living areas.
- **Two-story great room** for a dramatic and spacious design.

Comfort & Luxury Features

- **Three-Sided Fireplace:** Create a cozy ambiance in the primary suite.
- **Coving (Ceiling Accents):** Enhance spaces like the dining room, hallway, and primary suite.

Primary Bath Upgrades:

- Heated floors for added comfort.
- Rain shower head and shower bench for a spa-like experience.

ADA Accessibility Upgrades

Custom Accessibility Options:

- ADA grab bars in the primary bath.
- Roll-under sinks in the kitchen and primary bath.
- Walk-in soaker tub for easy entry and a luxurious bathing experience.

Kitchen & Pantry Options

- **Enhanced Super Pantry:** Includes an oven, extra storage, and functional features.
- **GE Café or Monogram Appliances:** Add professional-grade style and performance.
- **Convertible Kitchen Sink:** ADA-accessible design for greater convenience.
- **Kitchen Pot Filler:** Enjoy added convenience with a dedicated faucet for large pots.
- **Waterfall Island Top:** Sleek, modern aesthetics for your kitchen centerpiece.

Functional Enhancements

- **Wet Bar with Under-Counter Refrigerator:** Perfect for entertaining and storage.
- **Built-In Desk Area in the Living Room:** Ideal for work-from-home or organization.
- **Glass Door on Super Pantry:** Adds style while keeping storage visible and organized.
- **Built-In Shelving in Primary Suite:** Adds storage and visual appeal.
- **Integrated Reading Nook:** A cozy, functional space that enhances relaxation and adds character to the room.

Environmental Systems

- **Zoned Heating System:** Separately control temperature zones throughout your home.
- **Smart Home Features:** Includes a doorbell, garage door opener, smart thermostat, and built-in Wi-Fi with 3 nodes for enhanced connectivity.
- **Enhanced Garage Lighting:** Brighten your workspace with premium lighting options.

Laundry Upgrades

- **GE Profile Full-Size Washer & Dryer:** High performance for everyday convenience.
- **Gas Line to Dryer:** Energy-efficient and reliable.

These customizable options allow you to create a home that is uniquely yours.
Contact us today to start personalizing your dream home!