CITY HOMES
CHOICE

PALISADES PARK

A community of Two & Three Level Residences in Timbergrove

To learn more about this community, please contact:

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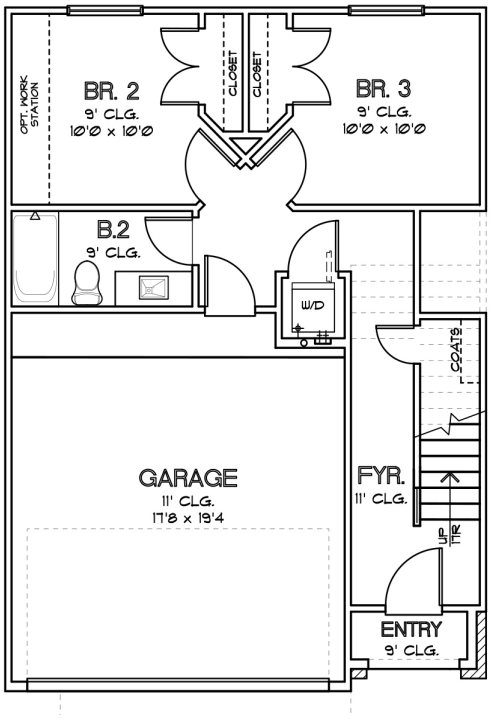
michael.afshari@compass.com

CHOICE IS THE ULTIMATE LUXURY

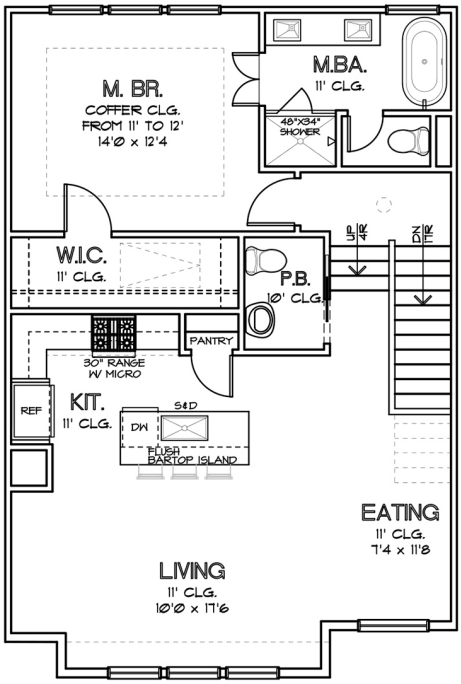
Price, plans and specifications are subject to change without notice. Revised 9-22

CITY HOMES CHOICE

PALISADES PARK
1,422 SQ.FT.



FIRST FLOOR



SECOND FLOOR

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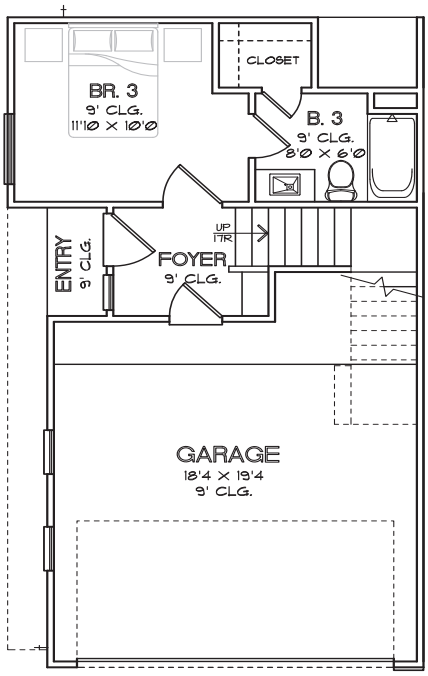
CITY HOMES CHOICE

PALISADES PARK
1,734 SQ.FT.



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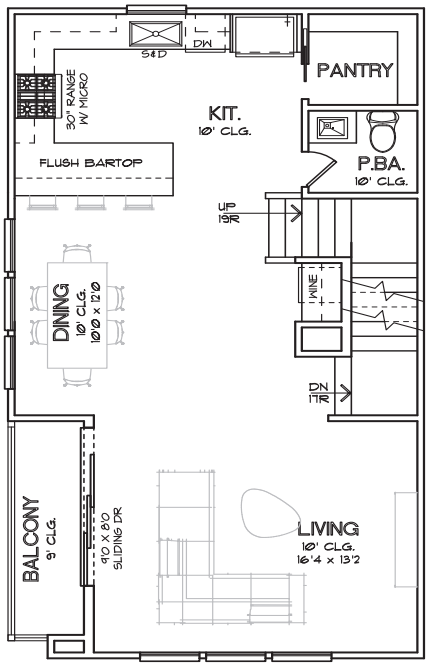

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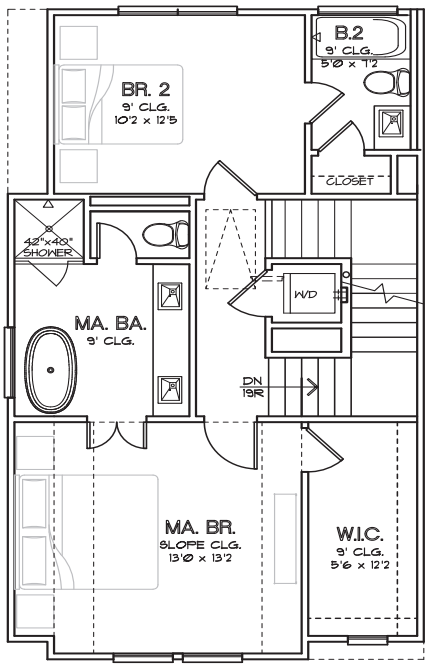

THIRD FLOOR

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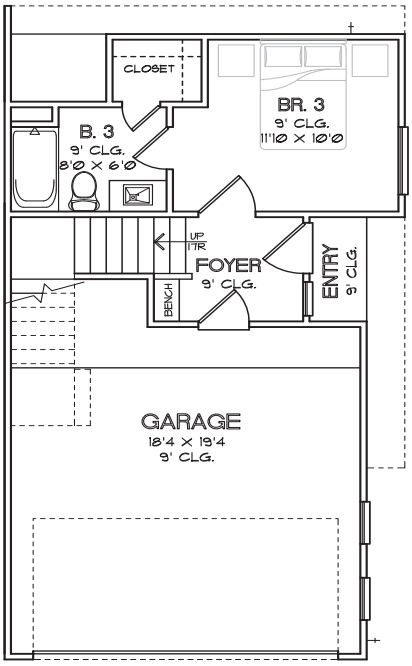
CITY HOMES CHOICE

PALISADES PARK
1,740 SQ.FT.



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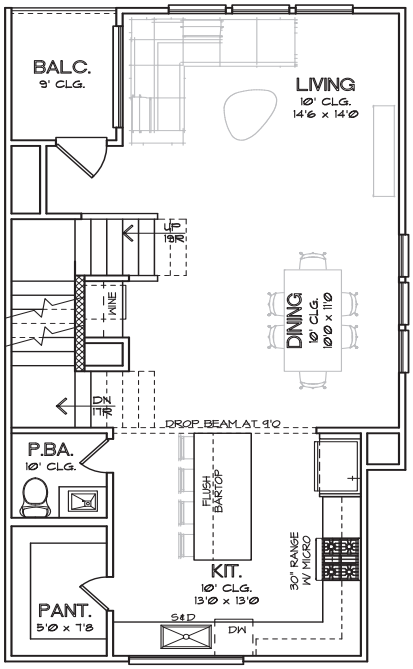

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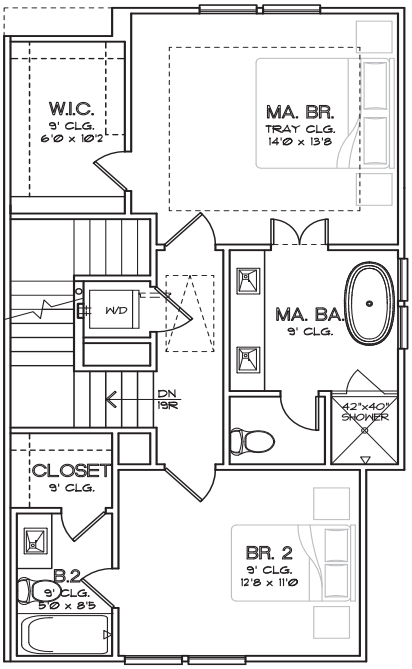

THIRD FLOOR

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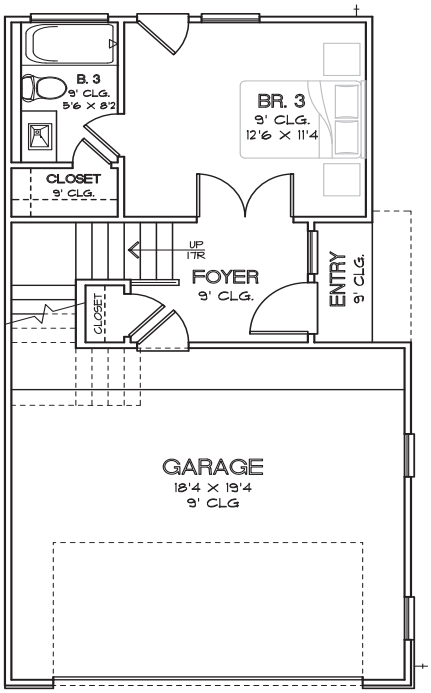
CITY HOMES CHOICE

PALISADES PARK
1,853 SQ.FT.



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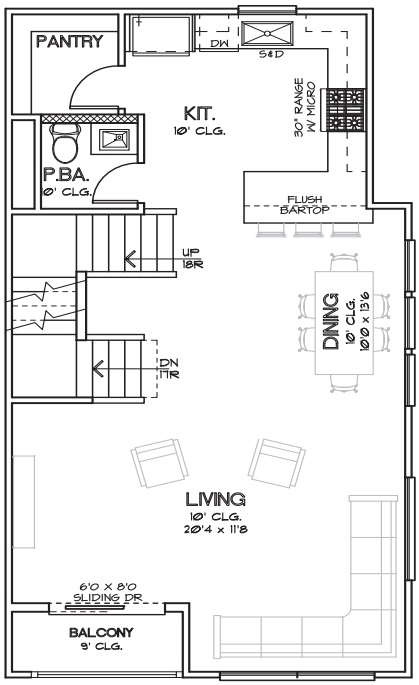

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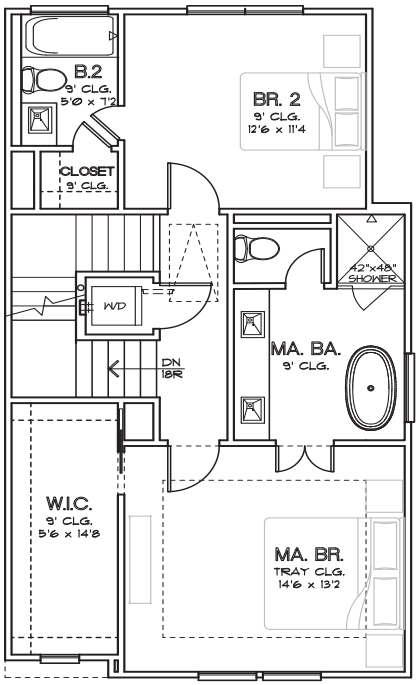

THIRD FLOOR

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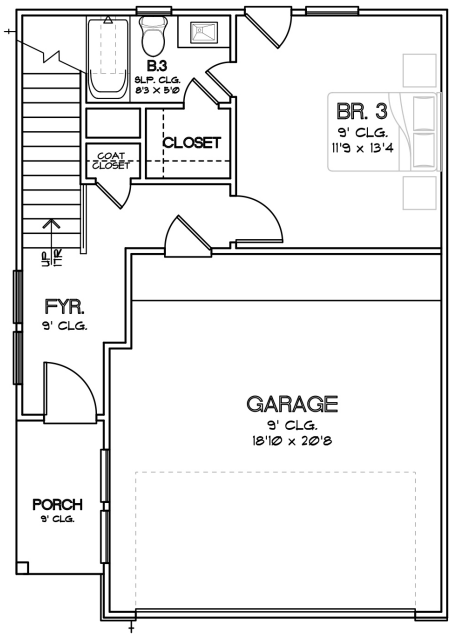
EQUAL HOUSING OPPORTUNITY

CITY HOMES CHOICE

PALISADES PARK

1,966 SQ.FT.



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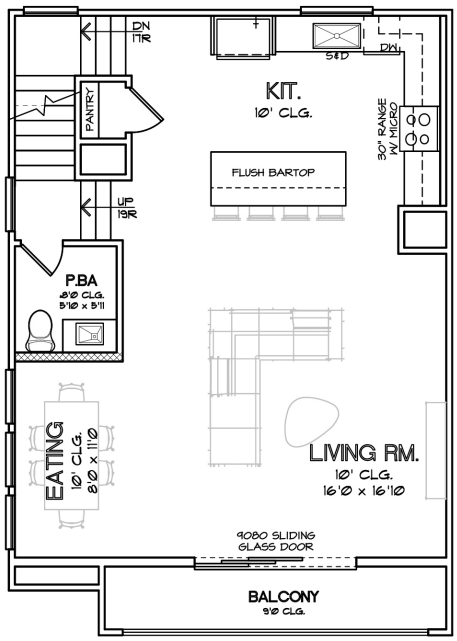
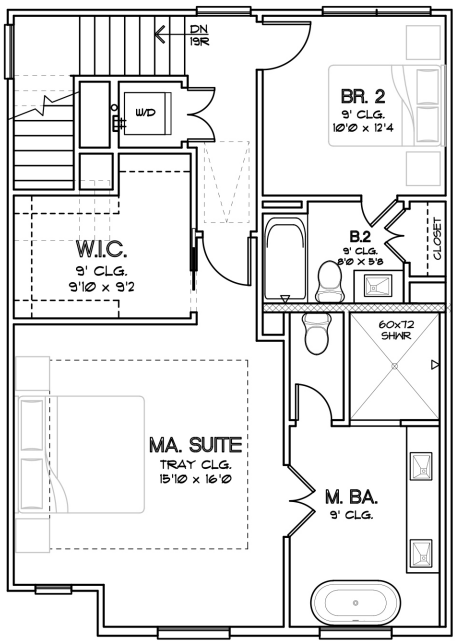


SECOND FLOOR



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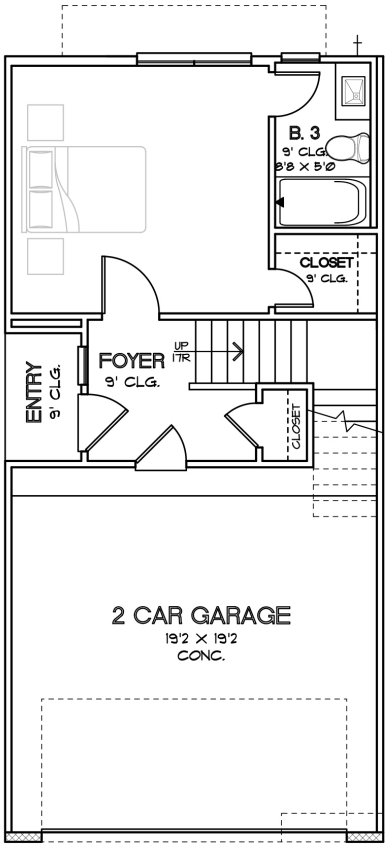
CITY HOMES CHOICE

PALISADES PARK
2,003 SQ.FT.



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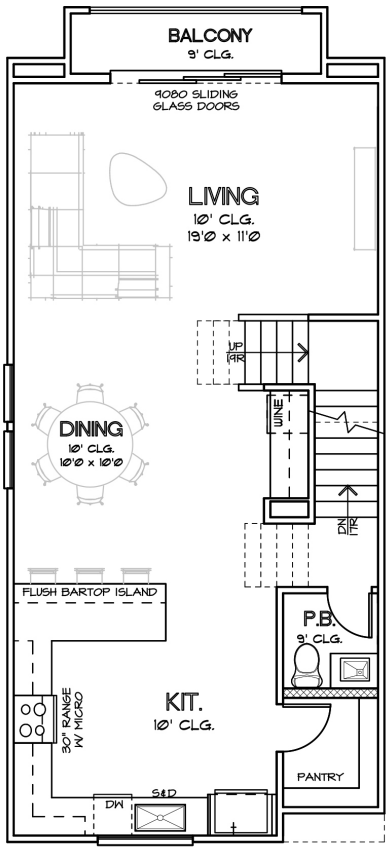

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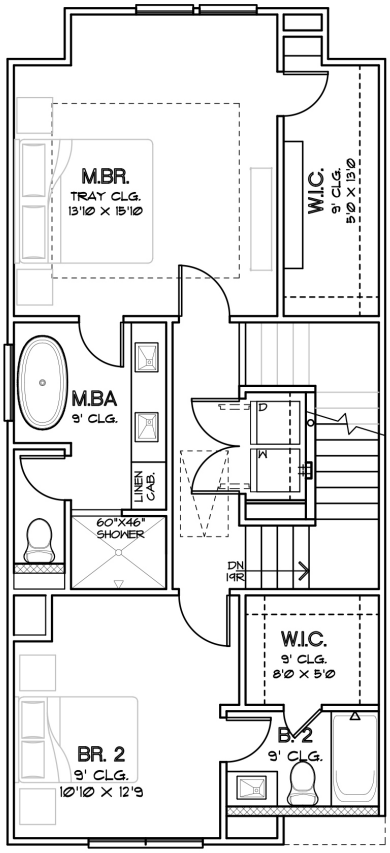

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CITY HOMES CHOICE

PALISADES PARK

FEATURES & SPECIFICATIONS

FIRST FLOOR (ENTRY WAY, FIRST BEDROOM, FIRST BATHROOM)
- Engineered Swiss Flooring in Entry Hall
- Coat Closet
- First Bedroom with Engineered Swiss Flooring
- Designer Porcelain Floors in Bathroom and Shower
- Quartz Countertops
- Undermounted Sink
- Modern Chrome Plumbing Fixtures
- Laminate Wood Steps up to Second Floor

SECOND FLOOR (KITCHEN, DINING, LIVING ROOM)
- Engineered Swiss Flooring throughout Second Floor
- Laminate Wood Treads
- Quartz Countertops
- Subway Tile Backsplash
- Shaker Cabinetry
- Powder Room with Pedestal Sink

THIRD FLOOR
- Engineered Swiss Flooring in Hallways
- Laminate Wood Treads on Stairs/Risers

Master Bathroom
- Engineered Swiss Flooring
- Designer Porcelain Floors in Bathroom and Shower
- Free-Standing Soaking Tub
- Frameless Glass Shower
- Modern Chrome Plumbing Fixtures
- Undermounted Sink
- Quartz Countertops
- Mirrors
- Shaker Cabinetry

Secondary Bathroom
- Designer Porcelain Flooring and Paneling in Shower
- Quartz Countertops
- Undermounted Sink
- Modern Chrome Plumbing Fixtures
- Shaker Cabinetry

MECHANICAL SPECIFICATIONS

Foundation
- Engineered Post Tension Foundation
- 3,000 PSI Concrete
- Engineered Building Pads

Frame and Cornice
- Engineered Structural Framing
- 2"x4" Stud Grade Fire Walls, Every 16" (+or-) O.C.
- Yellow Pine Ceiling Joints 16" (+or-) O.C.
- Yellow Pine Rafters, 16" (+or-) O.C.
- 7/16" OSB Roof Decking with TechShield Radiant Barrier
- 7/16" OSB Sheathing
- Engineered Wood Trusses Per Floor
- 3/4" Tongue and Groove Subfloor
- Cem Plank Siding
- All Subfloor is Glued, Nailed and Screwed
- Anthony Power Beams
- Windstorm Per Plans and Codes

Windows
- Vinyl Frame, Insulated (Double Pane), Clear Glass with Low-E

Ceiling Heights
- Varies from 9'-12' - See Floor Plan

Exterior
- HardiPlank siding or Hardi Stucco Board
- Sherwin Williams Conflex Elastomeric Coating
- 30-Year Roof Shingle

Air Conditioning and Heating
- 16 SEER System
- Name Brand Condensing Unit
- Name Brand Furnace
- R-8/6 Silver Flex Duct in Attic
- Programmable Thermostats

Electrical
- All Copper Wiring throughout the House
- GFI Safety Switches where Required by Codes
- 125 AMP Main Electric Panel
- All Other Electrical Wiring as Per Floor Plans
- Recessed Can Lighting

Plumbing
- CPVC Vents and Drain Pipes
- Black Steel Pipes for Gas
- Insulated Exposed Water Lines
- 40-Gallon Water Heater

Insulation

Area:	*Material:*	*R-Value:*	*Thickness:*
Exterior Walls	Batt	R-19	5"
Cold Floors	Batt	R-19	6.25"
Ceilings	Batt	R-19	5"
Attic	Blown	R-38	12"

Appliances
- Dishwasher: Samsung DW80M2020US
- Cooktop: Samsung NX58K3310SS
- Microwave: Samsung ME16K3000AS

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EQUAL HOUSING OPPORTUNITY

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SECTION 3 SITE PLAN

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