



Wisteria Plantation

Wisteria Plantation Condominiums

"Attached" homes with all of the natural light and the feel of a single family home!

- You own your own home and the homesite with less worries for maintenance
- 4 Exciting Floor Plans with lots of storage, flexibility, creative options, & convenience
- Engineered Structural System to Insure a Quality Built Home
- Ability to Personalize Your Home with a wide range of Designer Options
- 8" Cinderblock soundproofing between living space areas of homes
- All Brick Units
- Common wall with 2-hour fire rating
- Garage with 2 hour fire rating

COMMUNITY ASSOCIATION FEES

Cost: \$80 month

What is included:

- Lawn care which included mowing, fertilizing, mulching, pruning,
- Exterior maintenance on building which includes roof, siding, brick, shrubs, trees, porches
- Entrance monuments
- Sidewalks & Street Lighting
- Insurance on exterior of each dwelling
- Lighted Kiosks w/Swings
- Additional Parking Areas for Company
- Driveway
- Sidewalk to your front door
- Exterior Lighting

SOLID CONSTRUCTION

- House Wrap
- Brick Elevations
- Low Maintenance Vinyl Siding 0.44 Mil Thick w/ Lifetime Warranty through
- Low Maintenance Insulated Glass Vinyl Windows w/ Convenient Tile-out Feature
- Window screens Included
- 30 Year Architectural Shingles
- 5" Aluminum Gutters & Downspouts
- Smooth Operating Steel Garage Doors
- 200 Amp Electrical Service on All Homes
- Two Weather Proof Electrical Outlets, at Front & Rear Doors (1 at each)
- Brass Deadbolts on All Exterior Doors
- Tongue & Groove Subfloor System
- Engineered Floor System
- Engineered Trussed Roof Systems
- Concrete Garage Floor Slab Over Approved Vapor Barrier for Moisture Control
- All Wood OSB Corner Bracing for Maximum Wind Resistance
- Efficient gas heating



C. L. GREENE DEVELOPMENT, LLC
General Contractor • Developer • Builder

EXTERIOR FEATURES

- Decorator-Style Front Door Handle & Lock
- Concrete Sidewalks
- Concrete Driveway from Garage Door to Alley
- Concrete Splash Blocks
- Doorbell Provided for Front Door
- Fully insulated, Warp-Free Steel Exterior Doors for Safety & Durability
- Fully Sodded Front & Back yard
- Street Trees provide a Beautiful Streetscape
- Extensive Landscape Package
- Low Maintenance Overhangs & Gutter for Money-Savings & Convenience
- 8' x 14' Grey Aggregate patio Included

EXCITING INTERIOR FEATURES

- Open Interior Floor plans
- Smooth Ceiling & Wall Finishes
- 2-tone Interior Paint Finishes
- Stained Oak Hand Rail & Painted Spindles
- Walk-In Closets w/Ventilated Shelving
- Private master Suite
- 4 1/4" Baseboards throughout home
- 2 1/4" Casing throughout Home
- Door hardware
- Interior Doors are Colonial Panel Design
- Nine Foot Ceilings on the First Floor
- Exterior Doors are Insulated Panel Design
- High Quality Carpet
- Rebond Carpet Pad
- Disappearing Stairs to Attic
- White Ceilings
- Zoned Heating & Cooling (w/second floor option)
- Customized Arch in Entrance to Living Area(Suzette only)

It's All Included



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ENERGY SAVING FEATURES

Insulation Board & R-13 Batt in Exterior Walls
R-30 Blown Insulation in Flat Ceilings R-19 Batt
Insulation in Vaulted Ceilings
Water-Saving Toilets
Water Pipe Insulation on Perimeter Foundation Walls
Positive Roof Ventilation for Air Flow in Attic Spaces

ELECTRICAL & PLUMBING FEATURES

Overhead Lighting in Bedrooms
Low maintenance Smooth-walled fiberglass Tubs &
Showers
200 Ampere Underground 'Electric Service
Breaker Type Electrical with Quality Fixtures
Smoke Alarms on All Levels, in all bedrooms, & in Garage
Pre-wiring for Electric Dryer w/ Vent in Laundry Room
Efficient 50-gal Gas Water Heater
Garage Door Opener
CAT5 Phone Prewires
RC6 Cable Prewires
All Bedrooms Prewired for Fans
Prewired for Central Vac System
Prewired for Security System

LUXURIOUS BATH FEATURES

Castleby & Chateau Faucets
36" tall Vanity Cabinets w/ cultured Marble Tops in
Master Bath
Double Bowl Vanity in Master Bath
Pedestal Sink in Powder Room
42"x60" Garden Tub in Master Bath
Acrylic Shower Surround with Clear Glass Door in
Master Bath
Separate 48" Shower in Master Bath
Towel Bars & Paper Holders included
Vinyl Flooring in Hall Bath
Elongated Commodes in Master Bath and Powder

GOURMET KITCHEN FEATURES

Aristokraft Oak Flush Panel Cabinets
Extra Deep Stainless Steel
®Kenmore Smooth Top 30" Self Cleaning Electric
Range
®Kenmore 5-cycle, Three-level dishwasher
®Kenmore Microwave Vent Hood w/ Outside
Ventilation
1/3 Hp Convenient Garbage Disposal
Refrigerator Ice Maker Connection
Vinyl flooring(may upgrade-Tile or Hardwood)

Also at WP
These exciting features are
also included:

- 100% Fully Maintained Front Yard
- Exterior Maintenance Performed by HOA
- Sentricon Termite Control w/ HOA

Frequently Selected Structural Options

- 2nd Floor Option
- Island Kitchen
- Study
- Fireplace
- Bay window



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