

# Features

TH = Townhomes  
CH = Carriage Homes

## Neighborhood

- Historic Brush Park neighborhood
- Community sidewalks and tree-lined streets
- The Mews / Accessible Green Spaces - an integral part of City Modern, The Mews – a thoughtfully designed series of pocket parks – and other accessible green spaces are steps from your door
- Walking distance to the entertainment district, Midtown and the Central Business District
- Conveniently located near major expressways, shopping, restaurants, coffee shops and nightlife
- Close Proximity to Little Caesars Arena, Ford Field and Comerica Park
- Walking Distance to the QLINE streetcar on Woodward Avenue
- Detroit City Water and Sewer
- Neighborhood Enterprise Zone

## Contemporary Interiors

- 9' ceilings (ceiling height may vary per plan)
- 3" engineered hardwood in kitchen, breakfast, living, and dining
- Contemporary half wall at staircase
- Plush carpeting with 6 lb. pad in all bedrooms, stairs, and hallways
- Prewired alarm + low voltage package
- Interior light fixture package + custom recess lighting per plan
- Solid core swing and pocket doors throughout
- Convenient in-home laundry
- Smoke and carbon monoxide detector
- 1st floor exposed interior brick wall (TH only)
- Modern painted base moldings

## Sleek Baths

- Quartz counter tops in all full baths
- Under-mounted, rectangular double sinks in full baths (per plan)
- Moen chrome plumbing package
- Stand alone shower with tile walls to the ceiling and floors in owners suite
- Bathtub/shower in second bath (per plan)
- 12 X 24 custom bath tile
- Frameless decorative mirrors
- Elongated comfort height commodes with soft close lids in all baths
- Decorative towel bar package
- Cabinet vanities in full baths
- Floating sink in powder rooms, per plan
- Frameless shower doors in all stand alone showers

## Gourmet Kitchens

- 42" frameless full overlay cabinets with soft action close drawers/doors and pull tab hardware
- Decorative kitchen backsplash
- Quartz countertops
- Custom island with snack bar overhang
- Undermount stainless steel kitchen sink with disposal
- Moen chrome faucet with pull down (hand held) sprayer
- GE 30" stainless steel gas slide in range
- GE concealed hood fan, stainless steel dishwasher and microwave
- Waterline prep for refrigerator

# Features [cont.]

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## Modern Exteriors

- One car attached garage (CH)
- Two car attached garage (TH)
- Electric car prep in garage (optional)
- Fully drywalled and firetaped garage
- Insulated garage door opener with remote
- Insulated entry door with decorative lock set
- Exterior accent lighting for each residence
- Private terraces, balconies, and optional rooftops (per plan)
- Exterior façade composed of brick, corrugated metal and wood cedar siding along with a decorative perforated metal accents (CH)
- Internal courtyard/light well providing natural light between the homes (CH) (access per plan)
- Expansive floor to ceiling windows and brick façade (TH)

## Energy-Efficient Features

- (2) High efficiency gas furnaces (TH)
- (1) High efficiency gas furnace (CH)
- Central air conditioning
- 50 gallon high efficiency power vented water tank (CH)
- Tankless water system (TH)
- Furnace mounted humidifier
- Thermal foam and caulk insulation system
- Electric prep to dryer
- Fiberglass and batt insulation on all exterior walls
- Fiberglass insulation in all heated ceilings
- Extensive soundproofing between homes