Modern Townhome

COLLECTION

LOW MAINTENANCE CAREFREE TOWNHOME LIVING

LANCIA HOMES **GREAT LOCATIONS!**

Modern Townhome Collection fits your lifestyle

260.489.4433 LanciaHomes.com 9430 Lima Road, Fort Wayne, IN 46818

(Please note that not all options are available for all home plans or homesites.)

9-27-2022

Lancia HOMES

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Modern Townhome Standard Features

ENERGY-SAVING FEATURES

- HVAC return air vents - one per floor
- Homes are 3rd party tested for Energy Efficiency
- Gas forced-air two stage furnace up to 96%-efficiency
- Vinyl windows with Low-E argon-filled glass DP-50 single hung windows
- High-performance central air conditioning 14 SEER
- R-45 attic insulation and R-13 wall insulation
- Foam insulation around all exterior doors, windows and electrical outlets on exterior wall
- Insulated corners and backers
- Exterior of homes with housewrap

CONSTRUCTION FEATURES

- 50-gallon electric water heater
- Poured, insulated concrete foundation R-10
- Stick built wood frame construction
- 2 x 4 wall construction with 9’ ceilings on first floor
- Continuous ridge-vent
- 3/4” nailed tongue-&-groove subfloor
- Sealed sillplates
- Under Slab Drain

TOWNHOME STYLE AND SMART HOME FEATURES

- Low voltage wiring with 5 drops (cat5e or coaxial)
- Wifi thermostat
- Choice of floor coverings
- Decorative interior and exterior light fixtures
- Door chime
- Electric smoke and carbon monoxide detector with battery back-up
- Deadbolt on Front Door

INTERIOR FEATURES

- White painted woodwork
- Drywall is installed with all screws, no nails
- Textured ceilings
- Overhead lights in bedrooms
- All light fixtures feature LED bulbs
- Closet Tamer® Designer white laminate wood shelving in all closets & dual rod & shelf 1-wall unit in the Owner Suite Bedroom walk-in closet
- Painted walls w/ tinted primer Sherwin-Williams® Flat SuperPaint®
- Electric dryer connections w/ recessed dryer vent box
- Vinyl gliding Patio Door off Nook

KITCHEN FEATURES

- Vinyl plank flooring
- Stainless smooth-top electric range w/ self-cleaning oven
- Stainless microwave/range hood with fan
- Stainless dishwasher
- Stainless Steel Refrigerator, White Washer and White Dryer
- Granite drop-in sink
- Moen garbage disposal
- Moen Camerist stainless Kitchen faucet
- Electric range connection
- Plumbing for ice maker
- Cabinets with crown moulding in choice of white or stained
- Choice of cabinet hardware
- Choice of laminate countertops

BATHROOM ITEMS

- Vanities
- Choice of vinyl plank flooring
- Mirror in each Bathroom
- White vitreous china bath sinks
- Moen® Seena satin nickel faucets in Bathrooms
- White fiberglass shower with shower door in Owner Suite Bath
- White fiberglass tubs in Main Bath
- Moen® matching bathroom accessories
- Water-saver toilets
- One Low Sone vented exhaust fan, constant for fresh air

EXTERIOR FEATURES

- Maintenance-free vinyl siding on all sides
- Stone per elevation
- Certainteed® Dimensional fiberglass shingles
- Poured 8’ x 12’ concrete patio
- Poured 4,500 psi concrete driveway with E5 sealer
- 3’ Curved walk from driveway to home
- Insulated fiberglass front door
- Exterior lights with LED bulbs
- Two exterior electric outlets
- Two anti-siphon freezeproof sillcocks; 1 in Garage, 1 on side of home
- Sod in front yard with landscaping, graded and seeded lawn on sides and in back with custom seed blend
- Rubberized ice & water shield in all valley & eaves
- Low maintenance vinyl soffit overhangs & aluminum fascia
- Baked-enamel seamless aluminum gutters

GARAGE FEATURES

- 1 or 2-car insulated and finished garage with painted & textured walls
- Quiet belt drive Garage door opener with two remote controls
- Overhead Garage Door® 180 series with steel paneled insulated R-value of 7.8

Lancia’s Modern Townhome Collection

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Standard features may vary with location of home, subject to change without notice. 7-11-2025