**Eastbrook Homes Features by Series - 2026**

**COLLECTIONS Parkside Series (Attached Townhome)**

Use drop down box to select the series

| Description | Brand | Specification | COLLECTIONS Parkside Series (Attached Townhome) |
|---|---|---|---|
| **1.Interior Features** | | | |
| Interior Paint | Sherwin Williams- Emerald Matte | | Yes |
| Trim - 3-1/4" Base, 2-1/4" Casing | | Modern | Yes |
| Trim - 5 1/2" Base, 3 1/2" Casing | | Shaker | No |
| 2 Panel Interior Doors- 6'-8" Tall-Hollow Core | JELD-WEN | Raised 2 Panel | Yes |
| 2 Panel Interior Doors- 8'-0" Tall-Hollow Core- Main Floor Only | JELD-WEN | | No |
| Round Interior Door Hardware | Kwikset HANCOCK | Chrome Finish | Yes |
| Round Interior Door Hardware Black | Kwikset COVE | Matte Black Finish | No |
| Painted Doors, Trim and Window Jambs | | | Yes |
| Railing w/ Stained Newell Post at the Stairs (per plan) | | | No |
| Faucets and Shower Valves | Moen | Chrome Finish | Yes |
| Designer Stain Resistant Carpet with 6lb Carpet Pad | Shaw | | Yes |
| Signature Level Carpet with 8lb Carpet Pad | Shaw | | No |
| Luxury Vinyl Plank- Series 1 (locations per plan) | | | No |
| Sheet Vinyl Flooring (per plan) | | | Yes |
| Decorative Light Fixtures | Kichler | | Yes |
| Wire Shelf in Laundry (per plan) | | | Yes |
| Quartz at Laundry Room | Silestone | Included Series | No |
| Quartz Counter with Base Cabinet and Undermount Sink at Laundry Room | | Included Series w/ 2218 Sink | No |
| Floor Outlet (1) in Family Room | | | No |
| **2.Structural** | | | |
| 9 Foot Tall (approx.) Foundation Walls | | | No |
| 9 Foot Tall (approx.) Main Floor Walls | | | No |
| 36" Gas Fireplace with Tile Surround (mosaic 2) at the Family Room | Heatilator | | No |
| Wider Interior Stairs (per plan) | | | No |
| 12' Wide (approx.) 3rd Stall Garage with chain driven opener | | | No |
| Drywall Entire Garage-No Insulation | | | Yes |
| Garage Door Opener -Installed | Lift Master | | Yes |
| Storage Trusses with Pull Down Stairs | | | No |
| **3.Kitchen** | | | |
| All Kitchen Appliances (see model numbers for specifics) | GE | | Yes (Not Laundry) |
| Wood Hood Vented to the Exterior (style and size per plan) | | | No |
| Over the Range Microvent- Vented to the Exterior (see Home Creation Studio for model number) | GE | Stainless Steel | Ext Venting Inc in Pkg |
| Dedicated Microwave Circuit | | | Yes |
| Cabinets -Recessed Panel Maple Cabinets-Traditional Overlay | Wellborn Select Series | Arlington/Slab Drawer | No |
| Cabinets- Recessed Panel White Cabinets-MDF Doorstyle Full Overlay | Wellborn Select Series | Hancock/Slab Drawer | Yes |
| Cabinets- Recessed Panel White Cabinets MAPLE Doorstyle Full Overlay | Wellborn PREMIERE SERIES | Prairie /Slab Drawer | No |
| Crown Molding on Kitchen Wall Cabinets | Wellborn | | No |
| Quartz Kitchen Counter Tops | Silestone | Included Series | Yes |
| Stainless Steel Undermount Kitchen Sink - Equal Bowl | | | Yes |
| Decorative Kitchen Cabinet Hardware | Berenson | | Yes |
| 2 Pendant Lights Over Kitchen Island | Kichler | | Yes |
| LED Surface Mounted Lighting in Kitchen | Kichler | | Yes |
| Garbage Disposal | | | Yes |
| 4 Rows of Open Wire Shelves at Pantry (per plan) | | | Yes |
| 5 Rows of Open Wire Shelves at Pantry (per plan) | | | No |
| 5 Wood Shelves at the Pantry (per plan) | | | No |
| **4.Bedrooms and Bathrooms** | | | |
| Cabinets -Recessed Panel Maple Cabinets-Traditional Overlay | Wellborn Select Series | Arlington/Slab Drawer | No |
| Cabinets- Recessed Panel White Cabinets-MDF Doorstyle Full Overlay | Wellborn Select Series | Hancock/Slab Drawer | Yes |
| Cabinets- Recessed Panel White Cabinets MAPLE Doorstyle Full Overlay | Wellborn Select Series | Prairie /Slab Drawer | No |
| Backsaver Vanity Height Cabinet at Bath 1 | | | No |
| Painted White Wood Trimmed Mirror at Bath 1 | | | No |
| Ceramic Tile Shower (series 1 tile) at Bath 1 w/ Chrome Framed Clear Glass Shower Door | | | No |
| Ceramic Tile Floors (series 1 tile) at Bath 1 Floors | | | No |
| LED Light over shower with fan only outside of shower at Bath 1 | | | No |
| Decorative Bath Lights | Kichler | | Yes |
| Single Bowl Sink Vanity in Bath 1 and Secondary Baths (Excludes Powder Room) | | | Yes |
| Double Bowl Sink Vanity in Bath 1 with Single Bowl in Secondary Baths (Excludes Powder Room) | | | No |
| Double Bowl Sink Vanity in Bath 1 and Bath 2 (if applicable) | | | No |
| Decorative Cabinet Hardware | Berenson | | Yes |
| Bath 1 Bath Accessories - Two Robe Hooks and One Toilet Paper Holder | Taymor | | No |
| Additional Baths- Bath Accessories - One Towel Bar and One Toilet Paper Holder | Taymor | | All Baths |
| Quartz Bathroom Countertops with White Round Undermount Sink | Silestone | Included Series | Yes |
| 4 Rows of Open Wire Shelves at Linen (per plan) | | | Varies by Plan |
| 5 Rows of Open Wire Shelves at Linen (per plan) | | | No |
| Single Row Open Wire Shelving in Bedroom Closets | | | Yes |
| Long and Short Row Open Wire Shelving in Bedroom Closets | | | No |
| Wood Shelving at Bedroom 1 Closet | | | No |
| **5.Basement (If Applicable)** | | | |
| Underground Drains for Future Bath in Lower Level | | | Varies by Plan |
| Frame and Insulate Basement Exterior Walls | | | Varies by Plan |
| Egress Window Well at Basement | | | Varies by Plan |
| Daylight Foundation | | | Varies by Plan |
| **6.Mechanical** | | | |
| 100 amp Electric Service | | | Yes |
| 150 amp Electric Service | | | No |

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|---|---|---|---|
| 200 amp Electrical Service | | | No |
| High Efficiency Furnace | | | Yes |
| HVAC Rough-In at Lower Level | | | No |
| 2 Zone HVAC | | | No |
| Whole House Humidifier System | | | Yes |
| Central Air Conditioning | | | Yes |
| Tankless Water Heater (per plan) | | | Varies by Plan |
| 40 Natural Gas Water Heater | | | Varies by Plan |
| 50 Natural Gas Water Heater | | | No |
| LED (4) Surface Mounted Lights at the Family Room | | | No |
| LED (1) Surface Mounted Light at all Walk In Closets (ONLY WALK IN) | | | No |
| LED Surface Mounted Lights Throughout (per plan) | Kichler | | Yes |
| **7.Exterior** | | | |
| 8'-0 Foot Tall Exterior Painted Front Door | Therma-Tru | Style S8200 Raised 2 Panel | No |
| 8'-0 Foot Tall Exterior Stained Front Door | Therma-Tru | Farmhouse with Glass | No |
| 8'-0 Foot Tall Garage Door(s) | CHI | Raised Short Panel | No |
| Dimensional Roof Shingles | Certainteed | | Yes |
| Maintenance Free Aluminum Fascia and Vinyl Soffit | | | Yes |
| Gutters and Downspouts Installed -Does not include leaf guards | | | Yes |
| 36 inch wide Concrete Entry Walk | | | Yes |
| 42 inch wide Concrete Entry Walk | | | No |
| Treated Wood Front Porch | | | Varies by Plan |
| Concrete Front Porch | | | Varies by Plan |
| Designer Handleset at front door including deadbolt | Kwikset | | Yes |
| 1 Exterior Hose Bibs | | | Yes |
| 2 Exterior Hose Bibs | | | No |
| Exterior Window Trim - ALL Elevations -Community Specific | | | Varies by Plan |
| Low E Windows with Argon Gas | JELD-WEN | | Yes |
| 12 FT by 4 FT Treated Wood Landing-No Steps to Grade (per plan) | | | No |
| 12 FT by 4 FT Treated Wood Landing-No Steps to Grade (per plan) | | | No |
| 8 FT by 4 FT Treated Wood Landing - One Step to Grade | | | No |
| Treated Wood Deck w/Vinyl Rail - No Steps to Grade (size varies per plan) | | | Varies by Plan |
| Poured Concrete Patio -sizes vary by plan | | | No |
| Courtyard Privacy Fence Package (Does not include Landscaping or Sprinkling) | | | Varies by Plan |
| Landscape and Underground Sprinkling Package (If applicable does not include inside Courtyard) | | | Yes |

Buyer Signature _____ Date _____

Co-Buyer Signature _____ Date _____

Eastbrook Homes reserves the right to modify, substitute, or discontinue any included features, specifications, materials, or manufacturers at any time without prior notice or obligation, and to replace them with items of equal or comparable quality. All included features are subject to change.