

Tyson Ranch Townhomes

Included Features

DESIGN AND VALUE ADDED FEATURES:

- Ceramic Floor Tile in Foyer, Kitchen, Laundry, and All Bathrooms
- 7/16" FHA 6lb Carpet Pad
- Painted Raised Panel Interior Doors and Bi-Folds
- Solid Surface Acrylic Window Sills
- 3 ¼" OG Baseboards Throughout
- Brushed Nickel Doorknobs
- LED Lightbulbs
- Decora Rocker Light Switches
- Ceiling Fan Pre-Wires (per plan)
- 1 RG-6 Quad-Shield Cabled TV Outlets (per plan)
- 1 CAT-6 Cabled Telephone Outlets (per plan)
- Textured Orange Peel Walls
- Knockdown Texture on All Ceilings
- 2 Hose Bibs and 2 Outdoor Receptacles
- Wood Blocking for Drapery Brackets Around Windows
- Garage Door Opener Per Plan
- Embossed Carriage Style Garage Doors
- Ventilated Vinyl-Coated Steel Shelving in Closets
- Coach Light Pre-Wire Per Plan
- Ventilated Vinyl-Coated Steel Shelving in Closets
- Landscape Package with Floratam (St. Augustine) Sod
- Automatic Sprinkler System
- Fiberglass Insulated Entry Doors
- Washer/Dryer Hookup

SAFETY, ENGINEERING, AND CONSTRUCTION FEATURES:

- 14 Seer Energy Star® 3.1 Rated High Efficiency Air Handler and Heat Pump Combination
- Electric Water Heater
- R-38 Fiberglass Ceiling Insulation
- Reflective Solar Roof Decking
- R-9 Core Fill Block Insulation
- R-13 Fiberglass Frame Wall Insulation at 2x4 Walls
- Air Barriers Installed for Improved Energy Efficiency
- Powerful Bath Exhaust Fans
- Mechanical Ventilation System
- Merv #6 Rated Air Filter
- Maintenance-Free Aluminum Soffit and Fascia
- 2X4 Studs — 16" on Center Frame Walls
- Boracare (Termite Treatment) Applied 2' up on First Floor Walls
- Professionally Engineered Roof Trusses with Hurricane Straps for Added Protection
- Masonry Block Construction on First Floor
- Visqueen Barrier Under all Concrete Floors and Garage

SAFETY, ENGINEERING, AND CONSTRUCTION FEATURES CONT.:

- Steel Reinforced, Concrete Lintel at Masonry Perimeter Walls
- Brick Pavers at Entry, Entry Walk, and Driveway
- Acrylic Paint on Lanai/Patio (per plan)
- Fungus Resistant Dimensional Shingles
- Low E Insulated Double Pane Windows with Vinyl Frames
- Gutters
- Uponor Pex Piping
- 3 Hinges on All Doors
- Privacy Locks on All Bedroom Doors

KITCHEN AND BATH FEATURES:

- Designer Selection of Cabinets
- 42" Upper Kitchen Cabinets
- Granite Kitchen Counters with Stainless Steel Undermount Sink and Pull Out Faucet
- Granite Owner's Bath Counters with Undermount China Sink
- Adult Height Vanities in Master Bath
- GE® Electric Range
- Stainless Steel GE® Microwave (Vented Outside)
- Stainless Steel GE® Dishwasher
- ½ Horsepower Disposal
- Ice Maker Line
- Moen Plumbing Fixtures
- Mirror Over All Bath Vanities
- Framed Shower Enclosure in Owner's Bath (per plan)

PEACE OF MIND: M/I's CONFIDENCE BUILDER PROGRAM:

- Pre-Construction Meeting With Your Personal Construction Manager
- Certificate of Quality Inspection Plaque
- New Home Orientation
- Homeowner Service after the Purchase Including a Service Inspection 90-120 Days after Closing
- Home Builder's Limited Warranty and Manufacturer's Warranties
- The Home will be Energy Star® 3.1 Certified by a Third Party Inspector
- The M/I Warranty Commitment for your Peace of Mind and Added Resale Value

Visit mihomes.com for more information

Edited on 11/11/2021



*R-Value means resistance to heat flow. The higher the R-Value, the greater the insulating power. The above items vary according to product line and location and are subject to change without notice. 1.12.23



M/I HOMES

Tyson Ranch Townhomes

Top 10 Single Family Home Included Features

1. Professionally Selected Color Palettes
2. 42" Upper Kitchen Cabinets by Northpoint Cabinets
3. Ceramic Tile in all Wet Areas
- 4 Granite Kitchen and Owner's Bath Countertops
5. Stainless Steel GE® Range, Microwave, and Dishwasher
6. Adult Height Vanities in Owner's Bath
7. Decora Rocker Light Switches and LED Interior Light Bulbs
8. Core Fill Block Insulation
9. Reflective Solar Roof Decking and R-38 Ceiling Insulation
10. 100% Energy Star® 3.1 Certified and the M/I Warranty Commitment



Visit mihomes.com for more information



M/I HOMES