

SPRING ARTS POINT

NOW OFFERING GATED PARKING*

FEATURES AND AMENITIES FOR TOWNHOME RESIDENCES

Standard Interior Finishes

- 9' first floor ceilings
- Engineered wood flooring in entire first floor
- Laundry center located on upper floor
- Vinyl coated shelving in closets
- Master bedroom suite located on the third floor with walk-in closet
- Contemporary painted millwork and doors
- Center City views in certain units

Standard Bathroom Features

- Tile floors in bathrooms
- Cultured marble vanities
- Exhaust fan
- Tiled shower walls in master bathroom
- Glass shower door in master bathroom
- Water saving toilets, shower heads and faucets

Standard Kitchen Features

- Granite countertops in choice of color
- Stainless steel appliances (dishwasher, gas range, microwave with vented exhaust, and disposal)
- Modern 36" cabinetry
- Stainless steel sink
- Pantry closet
- Breakfast bar or island
- Gas Cooking

Distinctive Exterior and Quality Construction Features

- Contemporary exterior design
- Rear loaded one car dedicated parking/some residences include an attached garage
- 10-year tax abatement
- Professional landscaping
- Vinyl double pane energy efficient windows with screens
- Concealed gas and water meter
- House wrap on all exterior walls
- One year builder warranty and 10 year structural warranty

Energy/Safety & Sustainability Features

- High efficiency forced air gas furnace
- Central air conditioning
- 40 gallon gas fired water heater
- Hard-wired smoke detectors
- GFCI protection on all bath and kitchen outlets
- R-30 roof insulation
- R-19 wall insulation
- Two pre-wired phone jacks
- Two pre-wired CATV jacks
- Rear hose bib
- Philly Car Share cars available
- Exterior maintenance including snow removal and window cleaning provided by HOA

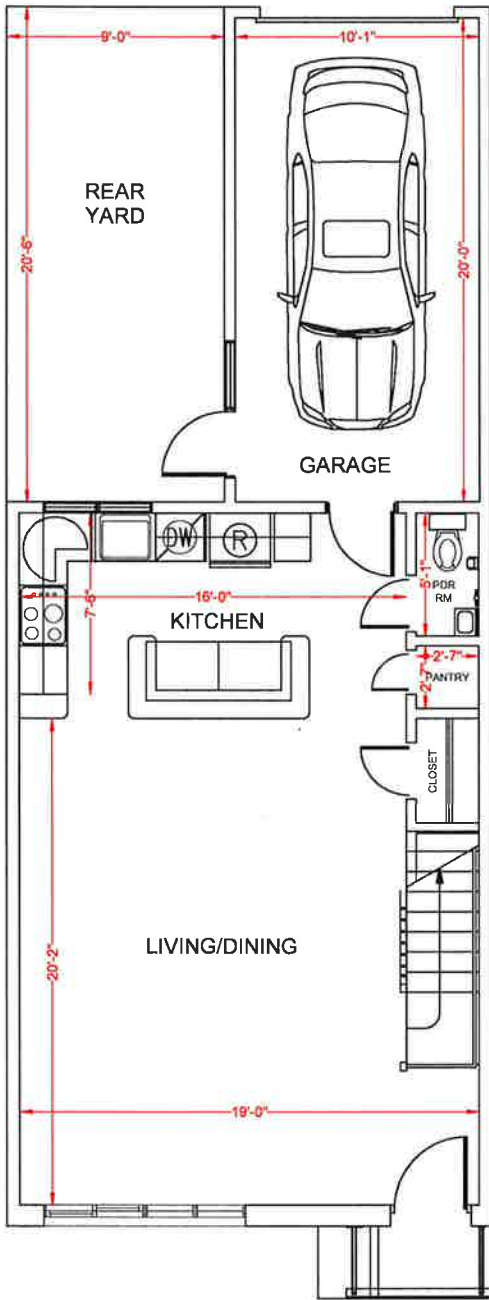


THE WALLACE III

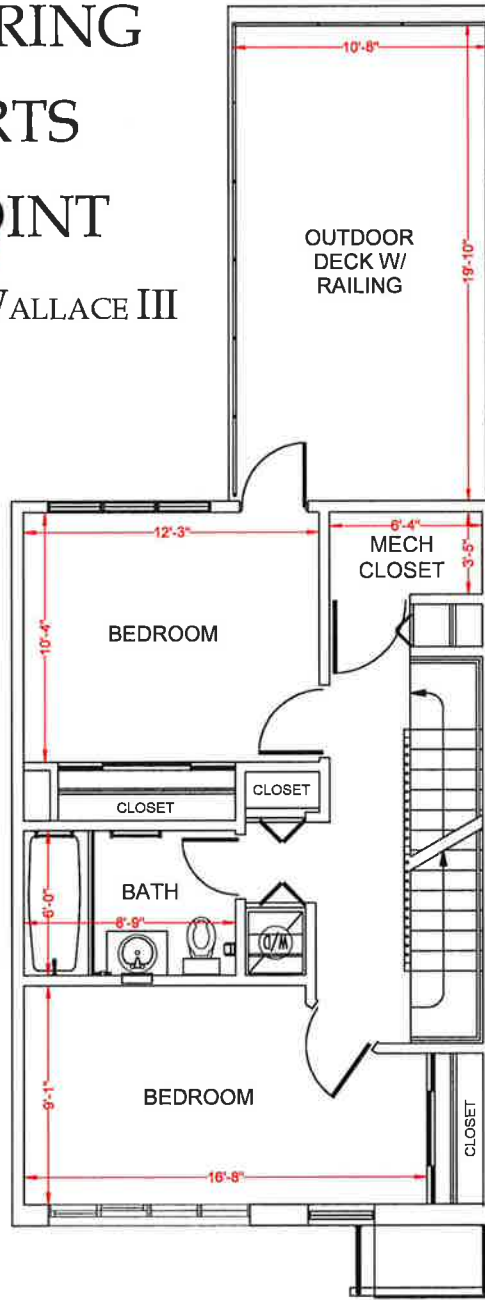
All dimensions and details are approximate and subject to construction or other variations.
Elevation and landscaping renderings are artist's concept for illustrative purposes and may show optional features.
All plans are the exclusive property of New Urban Ventures, LLC and may not be copied or used without written consent.
*Gated parking subject to agencies' approval.
(201009b)

SPRING ARTS POINT

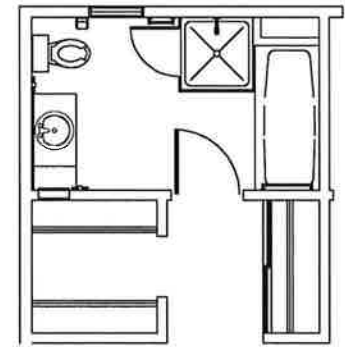
THE WALLACE III



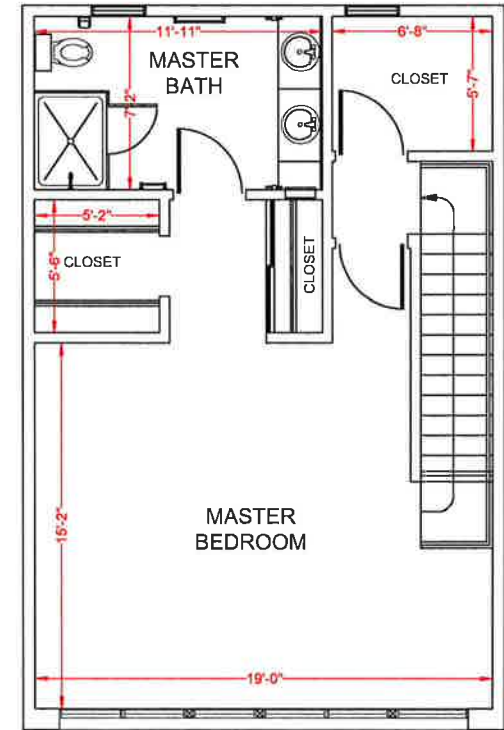
FIRST FLOOR



SECOND FLOOR



OPTIONAL MASTER BATHROOM



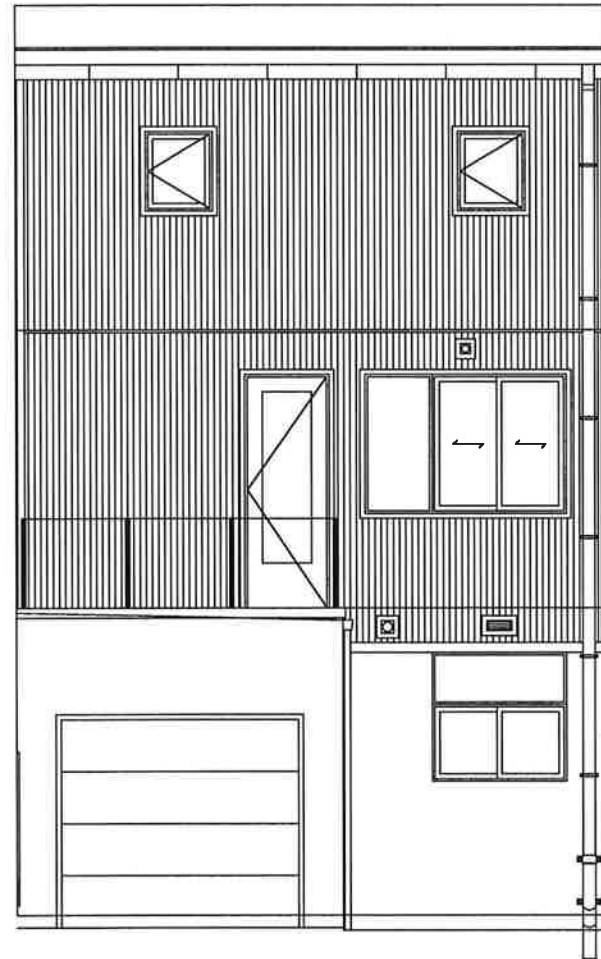
THIRD FLOOR

SPRING ARTS POINT

THE WALLACE III



FRONT ELEVATION



REAR ELEVATION