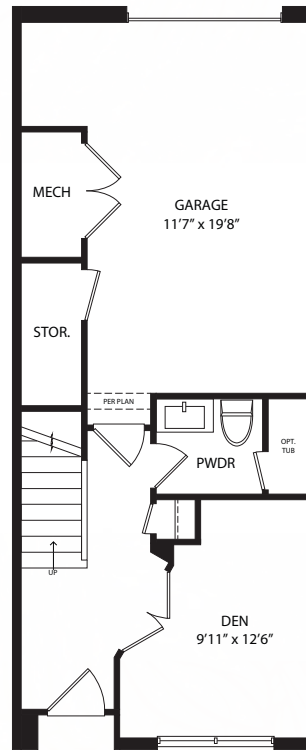
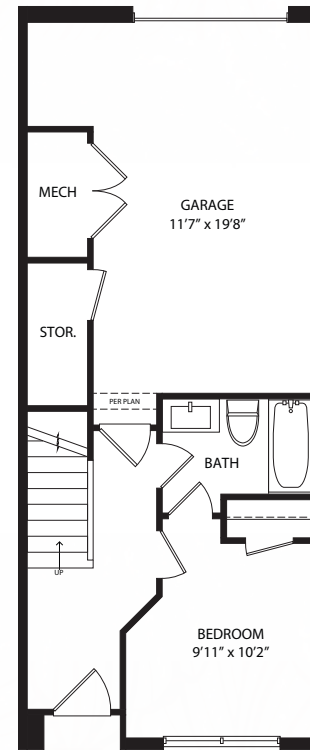


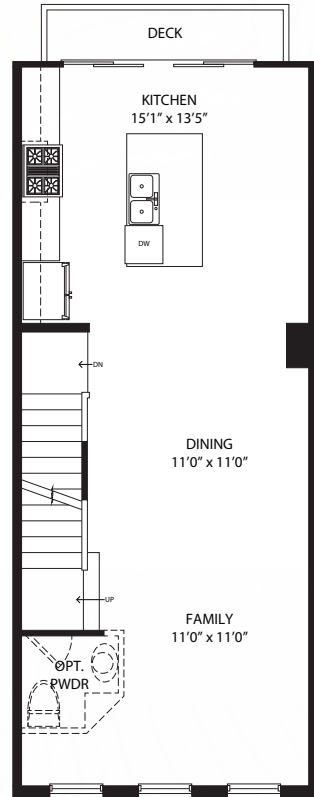
**ENTRY LEVEL**



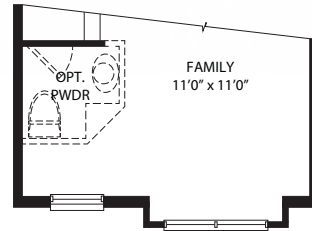
*Entry Level  
with Optional Den*



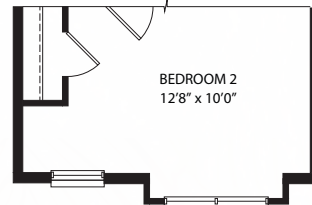
*Entry Level  
with Optional  
Bedroom Suite*



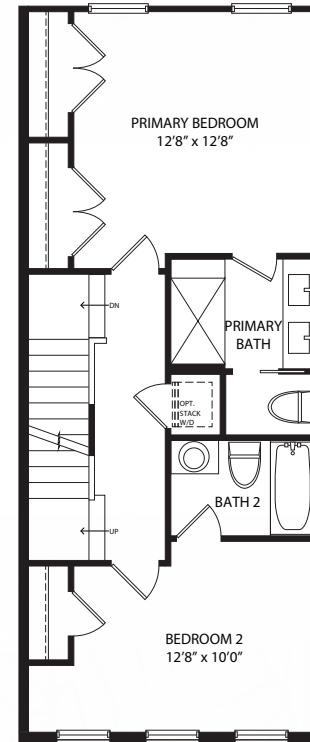
**MAIN LEVEL**



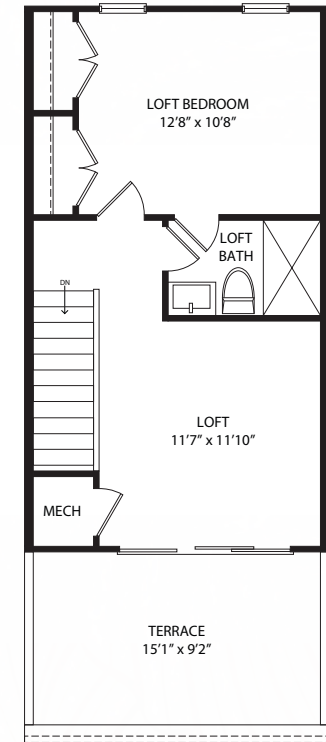
**Main Level with  
Elevation #2  
(Lots 9, 12, 16, 17, & 19)**



**Upper Level with  
Elevation #2  
(Lots 9, 12, 16, 17, & 19)**



**UPPER LEVEL**



**LOFT LEVEL**

# FEATURES & FINISHES

THE Park Avenue  
COLLECTION

## ELEGANT INTERIORS

- 9 foot ceilings on entry, main, and upper levels
- Private elevators in select homes
- CALI® luxury vinyl plank floors on entry and main levels, and primary bedroom and upper hall
- Oak stairs on entry and main levels
- Linen ladder in primary bedroom closets
- Two panel semi-solid interior doors with chrome hinges
- Designer Kichler® lighting package
- Generous LED recessed lighting plan
- Complete Smart Home Solution to enable remote access and control of garage door, HVAC and more from a smartphone
- Enhanced CAT6 wiring with 4 multimedia locations and a wireless access point (WAP) prewire
- Smart Home integrated security system with keypad, exterior door protection and interior motion detection
- Kwikset® door hardware
- Three-tone paint package
- Smoke and carbon monoxide detectors with battery back-ups
- Whole house fire suppression system with concealed-style sprinkler heads

## DISTINCTIVE EXTERIORS

- Bluestone® pavers on front stoops
- Brick and Hardie® Plank exteriors
- Main level deck off kitchen in select homes
- Three exterior hose bibs and electrical outlets
- Steel garage door with opener, two remotes and keypad access

## DESIGNER KITCHENS

- Full overlay painted wood cabinets with soft-close doors and drawers, dovetail construction, 42 inch wall cabinets, and crown molding
- Quartz countertops
- KitchenAid® stainless steel appliances with efficient induction cooking
- Exterior vented exhaust fans
- Kohler® stainless kitchen faucet
- Large undermount stainless steel single bowl sink

## BATHROOM DESIGN

- Kohler® polished chrome faucets
- 12 inch x 24 inch tile to ceiling in primary bath shower with mud pan
- Niche and frameless glass enclosure in primary bath shower

- 6 inch x 6 inch ceramic tile in secondary baths, with corner shelf in showers
- Quartz countertops in primary bath
- Elongated bowl toilets throughout
- Pedestal sink in powder room; porcelain undermount sinks in all other baths

## ENERGY EFFICIENT FEATURES

- Energy efficient windows with Low-E glass
- Electric dual zone heating and cooling system
- High efficiency 50-gallon electric water heater
- Air seal package
- Passive radon system
- Solar-ready package
- Rough-in for electric car charger

## HOME WARRANTY FEATURES

- Pre-construction meeting (if applicable)
- Pre-drywall homeowner orientation (if applicable)
- Pre-settlement homeowner orientation
- Comprehensive homeowner's manual
- 60-Day post-closing customer adjustment
- Professional warranty service corporation ten-year home warranty



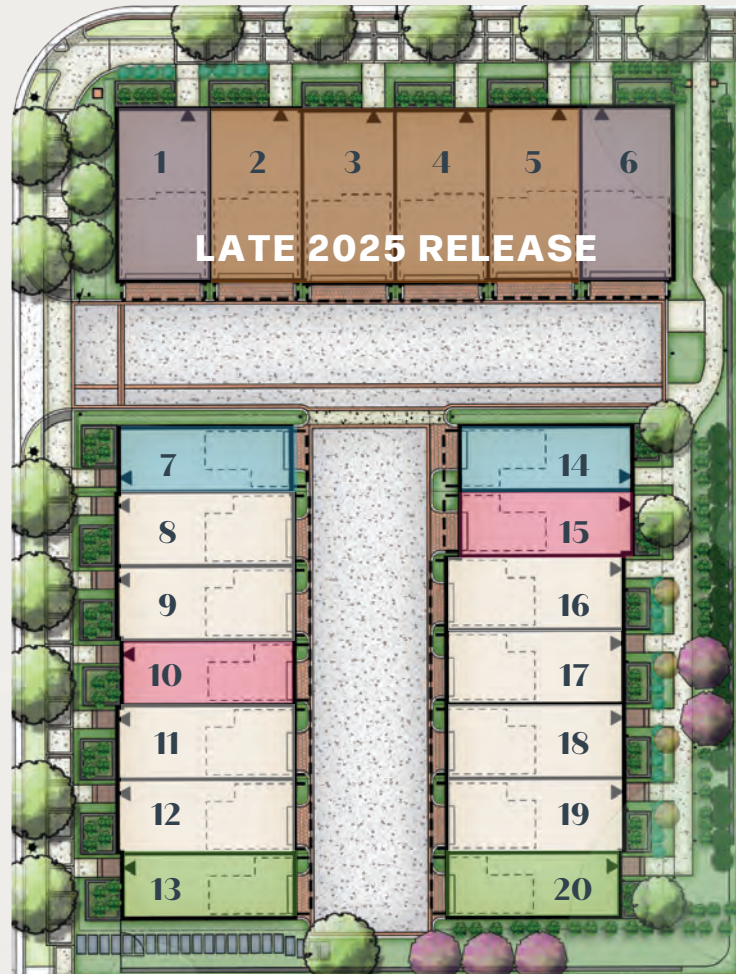
# SITE PLAN

## N. LEE STREET TOWNHOMES

THE Park Avenue  
COLLECTION

### PARK AVENUE

N. LEE STREET



#### FLOORPLAN KEY/LEGEND

- Fulton
- Greenwich
- Randolph
- Spring
- West
- Grove

THEPARKAVECOLLECTIONVA.COM

Renderings, illustrations & floor plan drawings are for illustrative purposes only & are not to be relied upon. Dimensions, features, window locations & sizes, & specifications, are subject to modification without notice, & may differ from the actual product delivered.



Sales by:







OUR COMMITMENT:  
**HIGH-QUALITY HOMES**  
IN EXCEPTIONAL LOCATIONS

Madison Homes was founded in 1992 in Northern Virginia with a clear vision: to build beautiful, high-quality homes in the Washington, DC area's most sought-after neighborhoods. This focus extends not only to the design and craftsmanship of our homes but also to ensuring that our customers have a personalized and enjoyable buying experience. Over the years, our commitment to this vision has only deepened, and we continually strive to exceed our buyers' expectations by delivering homes in which we would be proud to live and treating our buyers as we would want to be treated.

Every home we build reflects our dedication to quality and community. The care and attention to detail we put into our work ensures that each community we create and each home we build is thoughtfully designed and integrated into the fabric of the surrounding neighborhood. We do all of this while maintaining a steadfast commitment to providing our buyers with the highest level of personalized service. Our goal has never been to be the largest homebuilder. Instead, we simply strive to build homes that our buyers love and communities that enhance the built environment.

We invite you to explore our current and upcoming communities on our website. Plus visit our Legacy Communities page and discover some of the nearly 2,000 homes we've had the privilege to build. Each one tells a story of craftsmanship, care, and a lasting commitment to creating homes that families love.

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