



GROSVENOR
HEIGHTS

THE MARSHALL

A DISTINCTIVE ELEVATOR TOWNHOME BY EYA

THE MARSHALL



ENTRY LEVEL

(OPTIONAL MULTI-GENERATIONAL SUITE AVAILABLE)

MAIN LEVEL

THIS IS SMART CITY LIVING

FEATURES		BENEFITS		SAVES MONEY	ENHANCES COMFORT	IMPROVES INDOOR AIR QUALITY	IMPROVES DURABILITY	ENVIRONMENTALLY FRIENDLY
1	ENERGY STAR® low emittance doors and windows	ENERGY STAR performance doors and windows reduce heat loss and gain and reduce the risk of condensation, enhancing the comfort of your home.	✓	✓	✓	✓	✓	✓
2	ENERGY STAR® bath fans and appliances	All homes include ENERGY STAR exhaust fans, clothes washers, dishwashers, and refrigerators, which are manufactured to higher standards, resulting in reduced energy consumption while in use.	✓	✓	✓	✓	✓	✓
3	ENERGY STAR® heating and cooling	The state-of-the-art HVAC system is designed to seamlessly control heating, cooling, humidity, ventilation, and filter quality. It is one of the most energy efficient systems on the market today and saves money on heating and cooling year round. The system meets ENERGY STAR guidelines for efficiency and improves the quality and comfort of indoor air.	✓	✓	✓	✓	✓	✓
4	Honeywell TrueDRY™ Dehumidification	Whole-house dehumidification improves air quality and comfort by maintaining precise levels of indoor humidity generated by normal household cooking, washing, and bathing.	✓	✓	✓	✓	✓	✓
5	Properly sized heating and cooling equipment	By sizing the heating and cooling units properly to the home, energy savings are realized and energy waste is reduced.	✓	✓	✓	✓	✓	✓
6	Mastic sealed ductwork for optimum heating and cooling performance	All ductwork is sealed with mastic, a high-strength adhesive compound, and then third-party tested to verify tightness. This results in a significant reduction in duct leakage, which has historically accounted for up to 25% of heating and cooling energy use.	✓	✓	✓	✓	✓	✓
7	Airtight and watertight building envelope	A combination of improved flashing details at doors and windows, a properly installed building wrap, properly installed air sealant and insulation, and third-party inspection of all of these features results in overall improved energy efficiency, indoor air quality, and comfort.	✓	✓	✓	✓	✓	✓
8	Upgraded HVAC filter	Upgraded MERV-10 filters are used at each heating, ventilating, and air conditioning (HVAC) zone, which helps improve indoor air quality by removing a greater percentage of total airborne dust and particles.	✓	✓	✓	✓	✓	✓
9	Automatic mechanical ventilation	Indoor air quality is improved with a third-party inspected ventilation system designed to recirculate air in your home several hours per day.	✓	✓	✓	✓	✓	✓
10	Carbon monoxide detector on each level	A carbon monoxide detector is included on each level of your home, which ensures safety and improves indoor air quality.	✓	✓	✓	✓	✓	✓
11	Thoughtful development in walkable communities with existing infrastructure	By building this neighborhood in a location with access to community services, open spaces, and public transportation, traffic and emissions are reduced. This has a positive impact on saving energy resources and decreasing pollution and environmental damage.	✓	✓	✓	✓	✓	✓
12	Close proximity to public transportation		✓	✓	✓	✓	✓	✓
13	Easy access to neighborhood amenities and services		✓	✓	✓	✓	✓	✓
14	Easy access to open spaces		✓	✓	✓	✓	✓	✓
15	Low-maintenance yards with water-conserving irrigation	Maintained by the homeowner's association, the low-maintenance yards and landscape beds are watered by "smart irrigation" systems, designed to control watering based on a variety of measurable conditions.	✓	✓	✓	✓	✓	✓
16	Bioretention planters in foundation plant beds	Bioretention planters capture stormwater runoff from rooftops, sidewalks and roads. They not only filter and temporarily store water to reduce flooding but also provide nutrients for plantings.	✓	✓	✓	✓	✓	✓
17	Low-flow lavatory faucets and toilets	All lavatory faucets and toilets meet the EPA WaterSense program requirements. This saves water and reduces the energy needed to heat water.	✓	✓	✓	✓	✓	✓
18	Insulated hot water piping	Pipe insulation reduces heat loss as water travels from the hot water tank to the faucet. This allows the hot water heater to operate at a lower setting, thereby conserving energy.	✓	✓	✓	✓	✓	✓
19	Low-VOC paints, stains, carpets, and carpet pads	Volatile organic compounds (VOCs) are typically found in paint and carpet and cause damage to the environment and air quality. By using low-VOC paints, stains, and carpets, there is improved air quality within your home.	✓	✓	✓	✓	✓	✓
20	CFL & LED bulbs throughout interior	Lighting accounts for 5-15% of a home's total energy use. Compact fluorescent light (CFL) and LED bulb technology reduces the energy needed to light your home, resulting in energy savings and cost savings.	✓	✓	✓	✓	✓	✓
21	Nontoxic termite treatment	The first 36" of all ground floor exterior walls and sheathing is sprayed with a nontoxic borate-based termite treatment, preventing termites without putting poisonous chemicals into the environment.	✓	✓	✓	✓	✓	✓
22	Efficient framing techniques	Engineers and environmental experts are involved in the community design process from the beginning, ensuring that home framing designs are laid out to reduce job site waste and provide efficient layouts for ductwork.	✓	✓	✓	✓	✓	✓
23	Recycling of jobsite construction waste	A third-party waste management contractor is hired to sort and recycle waste generated on the construction site, significantly reducing landfill usage.	✓	✓	✓	✓	✓	✓
24	Optional rough-in for electric car charger	Optional rough-ins for electric car charging stations are available upon request. This allows for an eco-friendly upgrade in the future.	✓	✓	✓	✓	✓	✓
25	Panelized construction	Utilizing engineered panels designed and constructed in a controlled environment reduces waste typically associated with new home construction.	✓	✓	✓	✓	✓	✓



Features and finishes are subject to change without notice. See Sales Manager for further information.



GROSVENOR HEIGHTS

SITE PLAN KEY

- THE MARSHALL
- THE CAMERON
- THE HARRISON
- THE FULTON



Artist rendering is for illustrative purposes only. Actual hardscape, landscape, parking layouts and amenities are subject to change without notice.