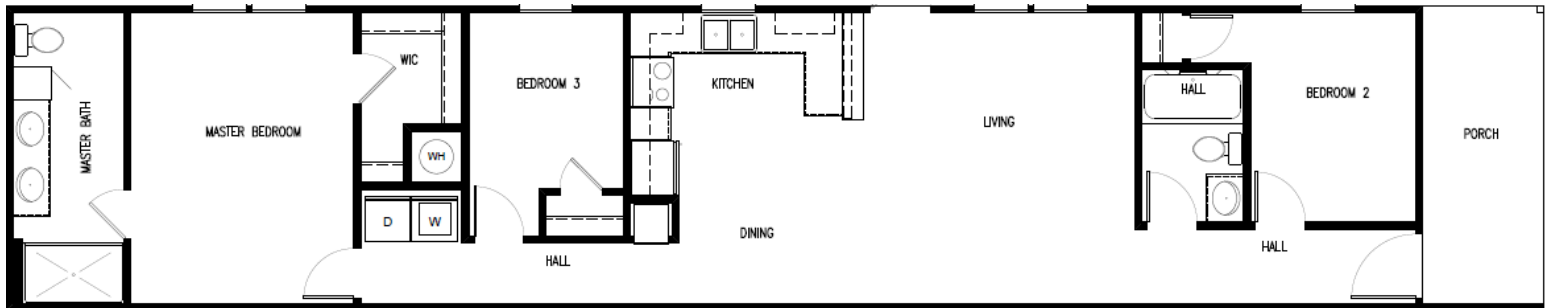




# Marathon - The Shane

3 BEDS | 2 BATHS | 1,020 SQ FT



The Shane combines modern style with everyday comfort in a spacious three-bedroom, two-bath layout. The kitchen is a standout with 42” hardwood cabinets, stainless steel appliances, a ceramic tile backsplash, and a farmhouse sink that makes cooking and entertaining a breeze. The open living area flows naturally into the dining space, while the primary suite offers a peaceful retreat with a large walk-in closet and double-sink bath. With tape-and-texture walls, energy-efficient windows, and durable smart-panel siding, The Shane is built to deliver long-term quality, comfort, and value.

## STANDARD FEATURES

- Tape & Texture throughout home
- Overhead A/C ducts
- 16" Floor Joists
- 2" Mini-blinds throughout
- LED lights throughout
- Textured ceilings
- 2x4 Interior Walls
- 40-Gallon electric water heater
- Ceiling fan in living and primary bedroom
- 8' ceilings
- R-11 floor R-11 wall R-28 ceiling insulation
- Total electric with 200 amp panel box
- Floor-mounted door stops
- Linoleum throughout
- Low-thermos pane windows with argon gas
- Master water shutoff valve
- 42" cabinets
- Formica countertops
- Lined overhead and base cabinets
- Stainless steel smooth top range and dishwasher
- Ceramic tile backsplash in kitchen
- Stainless steel farmhouse-style kitchen sink with spring-loaded kitchen faucet with sprayer
- Stainless steel 18" refrigerator with ice-maker
- Fiberglass tubs/showers
- Elongated toilets
- China sinks in all baths
- Galvalume metal roof
- Porch lights on all exterior doors
- Exterior water faucet
- Sherwin Williams paint interior and exterior
- 18' dormer
- Exterior GFI receptacle
- Painted smart panel exterior siding
- Detachable hitch
- 38x80 cottage rear door

## INCLUDED IN COMMUNITY

- **Trash Service**
  - Weekly residential trash pickup
  - Community cleanliness and curbside convenience
- **Professional Land & Lawn Maintenance**
  - Regular mowing, edging, and landscaping in common areas
  - Hassle-free exterior upkeep
- **Community Amenity Center Access**
  - Resort-style splash-pad
  - Resident clubhouse for events and gatherings
- **Planned Resident Events**
  - Seasonal celebrations, giveaways, and family-friendly activities
  - Opportunities to connect and build community
- **On-Site Management & Exterior Maintenance Team**
  - Dedicated staff to support residents
  - Prompt response to exterior maintenance requests
- **Free After-School Programs**
  - Complimentary after-school care to support working families, making life easier for parents and providing engaging activities for children.