



Reach Higher.
**GET MORE
WITH M/I.**

CROWN

Life Connects Here

December/January Move-In

The Picasso	Homesite L8	Elevation 4	End Unit	\$ 761,857
The Picasso	Homesite L10	Elevation 2	Interior Unit	\$ 716,077
The Picasso	Homesite L14	Elevation 2	Interior Unit	\$ 723,562
The Picasso	Homesite L15	Elevation 1	End Unit	\$ 765,487

Homes includes loft and rooftop terrace

FOR MORE INFORMATION CONTACT

CHRIS WITT
New Home Consultant
301-869-3565

See New Home Consultant for complete details. Prices, featured promotion and availability subject to change, terminate or extend at any time and without notice.
Rev. 07.23.14



Please note: base pricing, floorplans, incentives, included features and availability are subject to change without notice. Square footage values shown are approximate. Base prices are for standard elevations and do not reflect lot premiums that may apply. Included and/or standard features may vary depending on community and floorplan. Interior fire sprinkler system is available in all homes as an option. In an effort to continuously improve our product, we reserve the right to make changes to floorplans and specifications without notice. Special wall, window, flooring treatments, landscaping and other items featured in and around the model home are decorator features and are not included in the price. All community and area information is deemed reliable, but is not guaranteed. See New Home Consultant for details. MHER #3418.

Brokers Welcome

Columbus/Cincinnati, Ohio • Indianapolis, Indiana • Chicago, Illinois • Charlotte/Raleigh, North Carolina • Washington, D.C. • Tampa Bay/Orlando, Florida • Houston/San Antonio, TX



11/18/14



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September/October Move-In

The Picasso	Homesite H42	Elevation 4	Interior Unit	\$ 684,898
The Picasso	Homesite H45	Elevation 4	Interior Unit	\$ 659,990 SOLD
The Picasso	Homesite H46	Elevation 1	End Unit	\$ 715,407

Home includes loft/rooftop terrace

FOR MORE INFORMATION CONTACT

CHRIS WITT

New Home Consultant
301-869-3565

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Rev. 10.10.14



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MHBR#3418



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March 2015 Delivery

The Picasso	Homesite H47	Elevation 1	End Unit	\$ 749,787
The Monet	Homesite H48	Elevation 4	Interior Unit	\$ 635,590*
The Picasso	Homesite H49	Elevation 2	Interior Unit	\$ 721,311
The Picasso	Homesite H50	Elevation 3	Interior Unit	\$ 693,770
The Picasso	Homesite H51	Elevation 2	Interior Unit	\$ 695,731
The Picasso	Homesite H52	Elevation 1	Interior Unit	\$ 715,470
The Picasso	Homesite H53	Elevation 4	End Unit	\$ 739,972

*Home includes loft/rooftop terrace. *Homesite H48 does not include a loft/rooftop terrace*

FOR MORE INFORMATION CONTACT

CHRIS WITT
New Home Consultant
301-869-3565

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Rev. 09.15.14



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MHBR-3418

GET MORE WITH M/I.



Crown

Luxury Townhome Community in Gaithersburg

The Picasso • Homesite M22 • Was \$718,210—NOW \$699,990

- Delivery Date: Move-In Ready
- 3 Bedrooms, 2 full baths and 2 half baths
- Features loft with rooftop terrace
- Energy Star® Whole Home Certification
- 30-Year Transferable Structural Warranty
- 236 Goodall Street
Gaithersburg, Md 20878
- HERS Index: 67
- School District: Montgomery County

The kitchen, featuring maple cabinets in a Sarsaparilla finish, River White granite countertops and upgraded GE stainless steel appliances, is the center of this lovely townhome. The central island offers the perfect spot to chat with family and friends. The open family room features direct access to the deck and the great room provides maximum flexibility for you to create the space that best suits your life. The third floor includes a private owner's suite tucked away at the rear of the home complete with huge walk in closet and luxurious spa bath featuring dual vanities and oversized seated shower. Two generous secondary bedrooms, hall bath and convenient laundry complete this level. We've added the fourth floor which includes a spacious loft with two sided fireplace and 20' x 10' rooftop terrace.

For more information call 301-869-3565 or visit us at mihomes.com

Sales Office Hours: Monday 2pm – 6pm, Tuesday - Sunday 11am – 6pm

From I-270, take Exit 9B onto I-370 West (Sam Eig Highway). Move immediately into the left lane and turn left onto Fields Road. Turn right onto Decoverly Drive and our Models and Sales Center will be on the right at 239 Decoverly Drive. If using a GPS device, use 239 Decoverly Drive, Gaithersburg, MD 20878 as the destination address.

*See Sales Associate for complete details. Price, features, availability and promotions are subject to change or terminate at anytime without notice. Photography is for illustrative purposes only. Pricing and offers valid with the use of M/I Financial for a limited time only. Offer valid while supplies last.


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Included Features: Crown

ENERGY STAR® FEATURES

- 100% Energy Star Qualified Homes
- Single Zone Natural Gas HVAC System (Dual Zone System with Optional Loft with 2nd Zone Electric)
- R-49 Insulation In Ceilings
- R-21 Insulation In Exterior Walls
- 50 Gallon Natural Gas Water Heater
- Single-Hung Low-E Vinyl Windows
- Insulated Exterior Doors
- CPVC Water Distribution System

EXTERIOR FEATURES

- Brick Facade with Stone Waterables (per plan)
- Brick Stoop with Concrete Lead Walk
- 2-Car Garage with Metal Insulated Garage Doors
- Elegant Exterior Lighting
- 30-Year Architectural Asphalt Roof Shingles
- O.S.B Exterior Wall Sheathing
- Engineered O.S.B. Sub-Floor System
- Insulated Fiberglass Front Door with Glass Panel and Decorative Satin Nickel Hardware
- Professionally Designed Landscaping Package
- Two Hosebibs (per plan)
- Composite Rear Decks with Vinyl Rails (per plan)
- Duradek Terrace with Aluminum Powder Coated Rails with Loft Option (per plan)

INTERIOR FEATURES

- 9' Ceilings on Lower & Main Level
- M/I Homes Signature Deluxe Interior Trim Package, Including: Elegant Crown Mouldings, Extended Baseboard Moulding, and Superior Casing on Doors (trim details and locations may vary per plan)
- Elegant Bruce® 3 1/4" Plank Hardwood Flooring in Foyer
- Shaw® Carpeting in Living Areas and Bedrooms
- 2-Panel Square Top Smooth Finish Interior Doors
- Dexter by Schlage® Satin Nickel Levered Handles and Hinges
- Duron® Two-Tone Paint
- Decorative Interior Lighting Package with Choice of Nickel or Bronze Finish

SIGNATURE BATH FEATURES

- Main Level Powder Room with Pedestal Sink
- Spacious Owner's Bath w/ Luxurious Shower Spa (Per Plan)
- Sinclair Birch Aristokraft® Back-Saver Vanity Cabinets in Full Baths
- Cultured Marble Vanity Tops in Full Baths
- Moen® Chateau Chrome Faucets
- Sterling® Elongated Toilets
- 12" x 12" Ceramic Tile in Owner's Bath
- 12" x 12" Ceramic Tile OR Bruce® 3 1/4" Plank Hardwood Flooring in Powder Room
- 6" x 6" White Ceramic Tile Flooring in Secondary Baths

KITCHEN FEATURES

- 42" Recessed Panel Sinclair Birch Aristokraft® Cabinets with Crown Moulding and Choice of Stain
- Granite Countertops in Your Choice Of Color
- Stainless Steel Single or Double Bowl Sink
- GE® 30" Gas Range w/ Hood Self Clean Stainless Steel
- GE® Energy Star® 21.9 c.f. Side-By-Side Stainless Steel Refrigerator with Ice and Water Dispenser
- GE® 30" Stainless Steel Microwave
- GE® Energy Star® Large Capacity Stainless Steel Dishwasher
- Moen® Camerist Chrome Kitchen Faucet
- Pantry with Ventilated Shelving
- Elegant Pre-Finished Hardwood Flooring in the Kitchen and Breakfast Area (per plan)

PEACE OF MIND CONFIDENCE BUILDER PROGRAM

- Best-in-the-Business 30-Year Transferable Structural Warranty
- Personal Safety Hard Hats
- Pre-Construction Conference
- Pre-Drywall Inspection
- New Home Orientation
- Certificate of Quality Inspection Plaque
- 90-120 Day Post Settlement Inspection

M/I builds distinctive lifestyles. The above items vary according to product line and location. Subject to change without notice.



M/I builds quality homes in Columbus/Cincinnati, OH; Indianapolis, IN; Chicago, IL; Charlotte/Raleigh, NC; Tampa/Orlando, FL; and Washington, D.C. Pricing, floorplans, included features, specifications and availability are subject to change without notice. Included and/or standard features may vary depending on community and floorplan. This brochure is a marketing piece and may not reflect the most current included features in the home. The buyer must refer to the included feature pages of the contract for home specifics included in the purchase. This brochure is not part of a legal contract. Special wall, window, flooring treatments, landscaping and other items featured in and around the model home are decorator features and are not included in the price. All community and area information is deemed reliable, but is not guaranteed. See New Home Consultant for details.

Rev. 10.20.14

Community Information: Crown

LIBRARIES AND HIGHER EDUCATION

Quince Orchard Library
240-777-0200
Montgomery County Library
240-777-0002
Montgomery College
240-567-5000
American University
202-885-1000
University of Maryland
800-888-8682
University College (UMUC)

MONTGOMERY COUNTY SCHOOLS

Montgomery County Public Schools
301-309-6277 (www.montgomeryschoolsmd.org)
Rosemont Elementary School
301-840-7123
Forest Oak Middle School
301-670-8242
Gaithersburg High School
301-840-4700
Community Management
TBD

AIRPORTS

Baltimore/Washington International Airport
1-800-435-9294
Ronald Reagan National Airport
703-417-8000
Dulles International Airport
703-572-2700

HOSPITALS

Shady Grove Adventist Hospital
240-826-6000
Children's Hospital
301-740-1573
Holy Cross Hospital
301-754-7000

SHOPPING

Washingtonian/Rio Center
301-921-4686
King Farm Village Center
301-442-4300
Rockville Town Square
301-998-8151
Costco
301-4171500

COMMUNITY AMENITIES

Future Club House
Future Swimming Pool
Walking and Jogging Trails
Pocket Parks
Water Features
Popular restaurant and shops

UTILITIES

Verizon Telephone
1-800-483-4000
Comcast Cable
1-888-485-3514
WSSC (Water)
1-800-634-8400

UTILITIES CONT.

Washington Gas
703-750-1000
PEPCO
202-833-7500

PARKS AND RECREATION

South Germantown Recreation Park
301-601-4400
Seneca Creek State Park
301-924-2127
Fallsgrave Park
240-314-5000
Cabin John Regional Park
301-299-0024
Gaithersburg Miniature Golf
301-258-6420
Congressional Country Club
301-469-2000
Lakewood Country Club
301-762-5430
Red Gate Golf Course
240-406-1650

**All information is deemed reliable, but not guaranteed.
M/I Homes of DC, LLC does not endorse, nor is an
affiliate of any vendor, business, school, park or club.*



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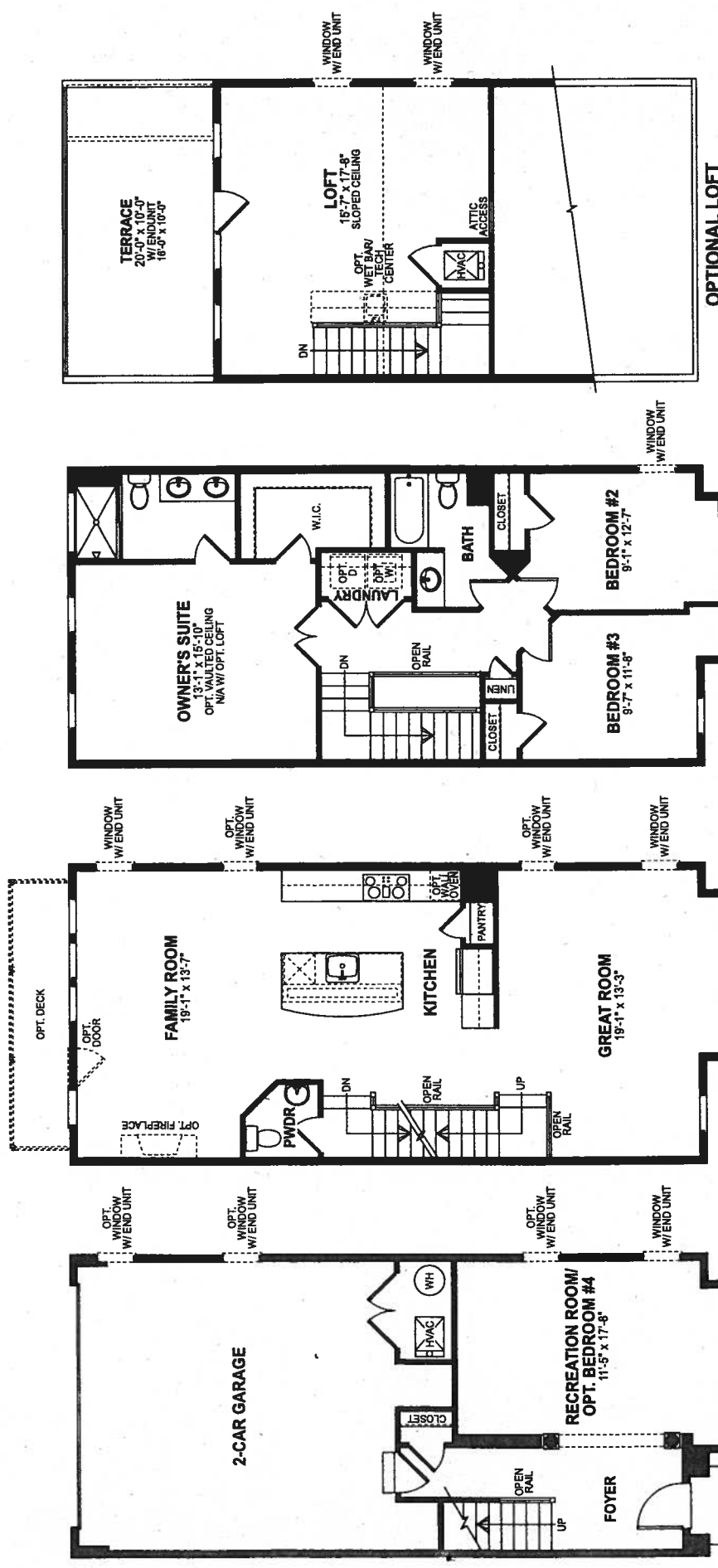
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The Picasso



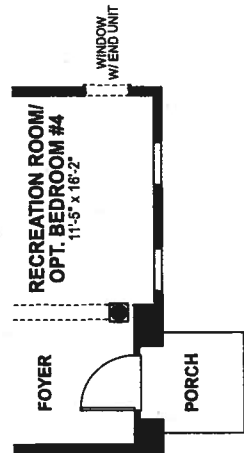
UPPER LEVEL
ELEVATION 1

MAIN LEVEL
ELEVATION 1

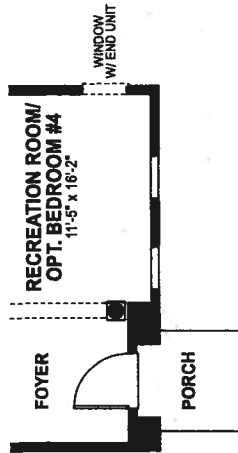
LOWER LEVEL
ELEVATION 1



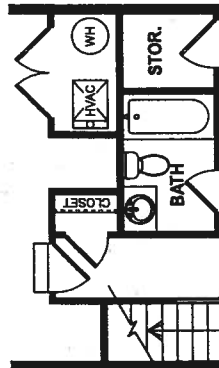
OPTIONAL ELEVATION 4



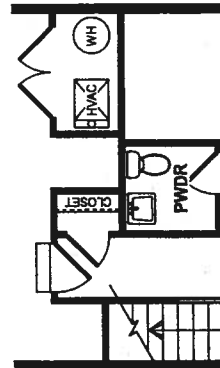
OPTIONAL ELEVATION 3



OPTIONAL ELEVATION 2



OPTIONAL BATH



OPTIONAL POWDER



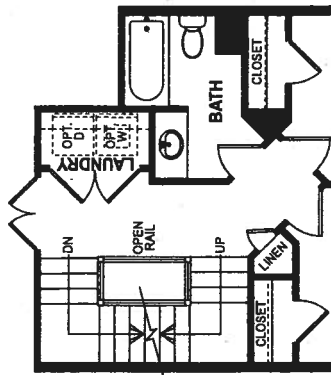
OPTIONAL ELEVATION 3



OPTIONAL ELEVATION 2



OPTIONAL OWNER'S SPA



STAIRS WITH
OPTIONAL LOFT



OPTIONAL ELEVATION 4



OPTIONAL ELEVATION 3



OPTIONAL ELEVATION 2

Visit our website for an interactive floorplan.

PRELIMINARY

Because we are constantly improving our product, we reserve the right to revise, change, and/or substitute product features, dimensions, specifications, architectural details and designs without notice. This brochure is for illustration purposes only and is not part of a legal contract. Prices are subject to change without notice. Room dimensions are approximate and calculated from inside of partition.

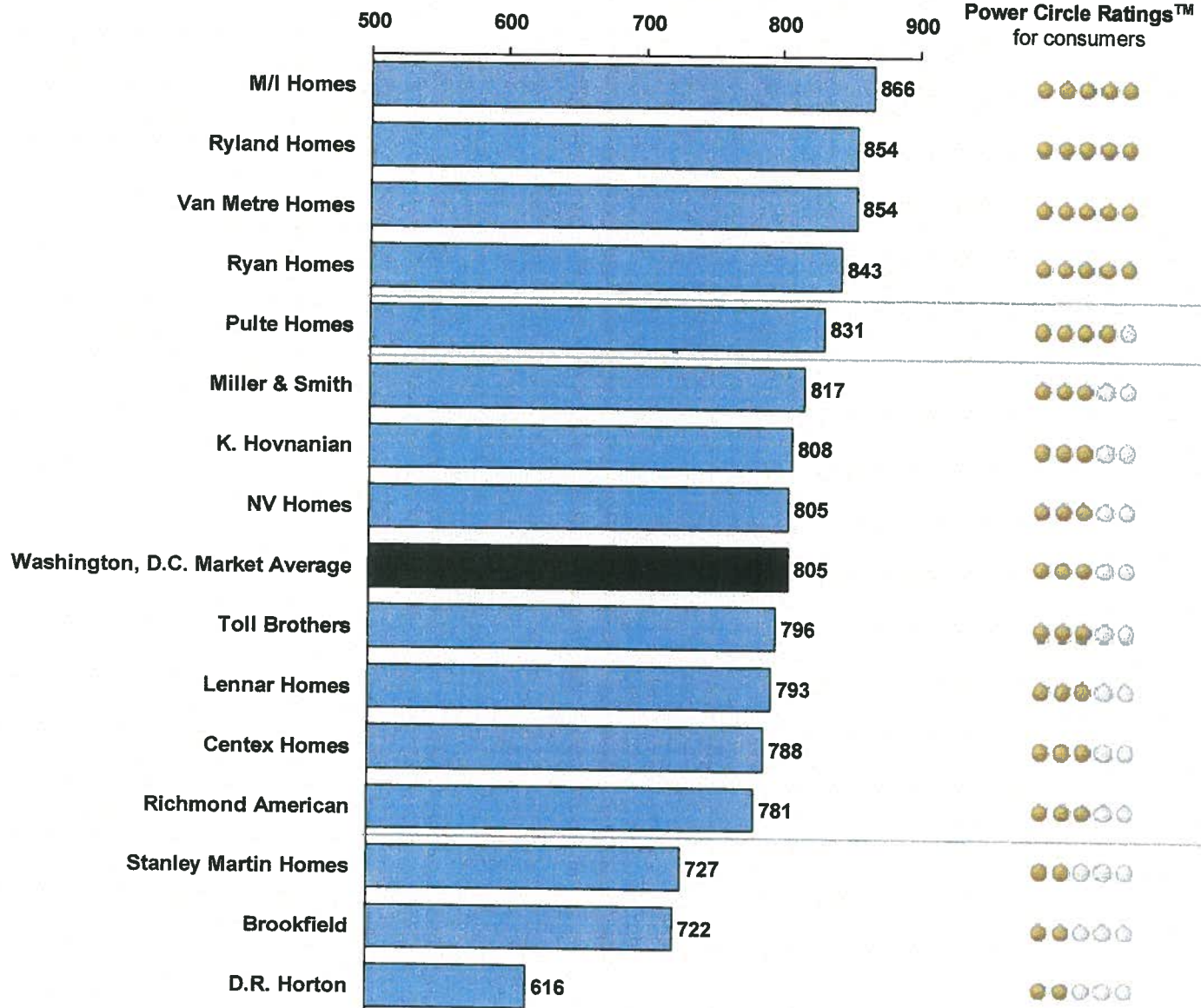
J.D. Power and Associates

2010 U.S. New-Home Builder Customer Satisfaction StudySM

Overall Satisfaction Index Scores Washington, D.C.

(Based on a 1,000-point scale)

JDPower.com
Power Circle RatingsTM
for consumers



Power Circle Ratings Legend
 ○○○○○○ Among the best
 ○○○○○○ Better than most
 ○○○○○○ About average
 ○○○○○○ The rest

Source: J.D. Power and Associates 2010 U.S. New-Home Builder Customer Satisfaction StudySM

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