

NEW CONSTRUCTION HOMES

UNIQUE STANDARD FEATURES FOR 3000 PLUS SQUARE FOOT MODELS

DESIGN INTERIORS

- Dramatic 9' First Floor ceiling height
- Impressive two story reception foyer (selected models)
- Master bath, hall bath, and powder room
- Luxurious wall to wall [Carpeting](#) in a choice of colors
- 1st floor with beautiful [Hardwood floors](#)
- Mudroom with easy care vinyl tile flooring
- Handsome oak stained stair rail and newel posts with white painted balusters, Oak treads with painted riser staircase
- Vinyl coated wire closet shelving
- Classic six panel doors throughout the home with satin nickel hardware
- Colonial Large profile painted trim throughout

KITCHEN FEATURES

- Quality raised panel kitchen cabinets in a variety of finishes, [JSI](#), [Fabuwood](#), or [Cubitac](#) cabinetry with all wood construction, dovetail drawers, soft close hardware.
- 42" kitchen cabinets with crown molding
- Stainless steel under mount sink with garbage disposal
- Granite countertops in a wide range of colors
- Breakfast area in kitchen
- Gourmet stainless steel appliances
- Dishwasher, range, microwave, wall oven, and Hood

UTILITIES

- Structured electrical system, well appointed recessed lighting, including 5 cable and 3 telephone connections
- 200 amp electrical service
- 92%+ energy efficient gas heat furnace, 13 seer central air conditioning, dual zone control
- Vinyl lined, insulated duct work
- 40 gallon electric hot water heater
- Pex Monoblock piping system

WELL APPOINTED EXTERIORS

- Covered front porch (selected models)
- Masonry front Façade
- Maintenance free beaded [Vinyl siding](#)
- Seamless K gutters and down spouts
- [Thermatru](#) insulated Front door with sidelights or window
- CertainTeed Lifetime architectural fiberglass [Roof shingles](#)
- Solid vinyl insulated Double Hung tilt sash Jeld-Wen [Windows](#) with screens and grills

- Final rake and seed of lawns
- Front Landscape package with trees and shrubs
- 3 Weatherproof outdoor electrical outlets
- 2 Convenient garden hose connections
- Superior asphalt driveway (selected areas 500 sq ft)
- Public sewer and water (if available)
- Underground utilities (up to 50 ft)
- Poured concrete walkways

QUALITY CONSTRUCTION

- Monolithically poured concrete basement walls
- Under slab drainage system with perimeter pipe in basement with Sub Pump
- [Advantech](#) Subflooring with [I-Joist](#) floor system
- Radon venting
- Convenient 3 car side entry [Garage](#)
- R-21 exterior 2x6 walls and R-38 ceiling [Insulation](#)
- All windows and doors are carefully caulked and fully insulated
- Electronic smoke detectors on all levels
- Security system wiring with service contract

SPACIOUS BATHS

- Quality [JSI](#), [Fabuwood](#) or [Cubitac](#) vanities with [Granite](#) vanity tops
- Exceptional hall bath with low maintenance fiberglass tub /shower unit
- Porcelain pedestal sink in powder room with hardwood flooring
- Single lever washer-less [Faucets](#)
- Luxurious master bath with soaking tub and separate tiled shower.
- Tile 12x12" floors in hall bath and master bath
- Full width vanity mirror in hall and main baths



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