

# Distinctive Features

## *Dramatic Exteriors*

- Architect – designed, custom-detailed exteriors
- Full or partial brick, full or partial stucco, full or partial stone front, as per plan
- Maintenance-free vinyl siding as per plan
- Dimensional roofing shingles with a 30 year warranty
- Ice and water shield protector
- Energy-efficient Anderson windows
- Energy-conscious insulated steel front exterior door
- Fully sodded front yard with paved driveway (5,000 sq. ft. maximum)

## *Luxurious Interiors*

- Dramatic two-story entry foyer
- Four or five spacious bedrooms
- Nine foot ceilings on first floor
- Custom staircase with oak railings
- Classic raised six panel doors
- Hardwood floors – Dining, Foyer, Living Rooms
- Ceramic tile in kitchen, powder room and main and master baths
- First floor powder room with pedestal sink
- Laundry room with hook-ups for washer and dryer
- Wood burning pre-fabricated fireplace
- Decorator wall-to-wall carpeting in choice of designer colors
- Elegant Master bathroom with sumptuous 6 ft. whirlpool
- Gourmet eat-in kitchen
- Cabinetry choice of raised panel with traditional stamp or pickled finish or European designs
- GE appliances – Gas/range, microwave, dishwasher

## *Practical Features*

- 200 amp electrical service
- York two-zone, forced air gas heating system and central air conditioning system
- 75 gallon hot water heater
- Pre-wired for cable TV and telephone in three locations
- Comfort and savings with R-30 attic insulation and R-13 wall insulation
- Smoke detectors throughout – hardwired with battery back-up
- Natural gas cooking appliances and gas hook-up for clothes dryer
- Ten year homeowner's warranty

## *Community Appointments*

- Upscale enclave of 54 homes
- 3 cul-de-sac streets
- Township water and sewer
- Belgian block curb streets
- Natural gas service
- Lot size starting at approximately 1/2 acre



The builder reserved the right to make changes or substitutions without notice or obligation.

Sales Center  
908-454-9866