

QUALITY INCLUDED FEATURES

EVERY ONE OF THESE EXCEPTIONAL FEATURES IS INCLUDED

LUXURY APPOINTMENTS

- Dramatic 9-foot second floor ceilings
- Designer style insulated Front door with sidelights, lighted front door chime, and front door security hardware
- Insulated garage door w/ glass upper panel
- Walk-in closet in Owner's Bedroom
- Gas Heating and Cooking
- Convenient laundry with washer and gas dryer hook-ups
- Easy care LVP flooring in foyer, kitchen, dining living room and powder room in a choice of decorator colors
- "One-piece" easy care vinyl in hall bath laundry and utility areas in a choice of decorator colors
- Custom millwork details include 3 1/2" baseboard and 2-1/2" casing around door trim
- Two panel, smooth finish, interior doors with lever handles
- Decorator quality lighting fixtures
- Deluxe wall-to-wall carpeting in bedrooms and family room in choice of decorator colors
- Ventilated vinyl shelving in all closets
- Professionally managed association with lawn care & snow removal (consult sales manager for details)

THOUGHTFULLY DESIGNED KITCHENS & BATHS

- Furniture quality 36" overhead cabinets, with crown molding, and seating island
- Granite kitchen countertop in choice of colors with stainless steel under mount single bowl sink and single lever faucet
- Pantry (per plan)
- Self-cleaning free standing oven/range, dishwasher, microwave/hood with hood vented to the outside and food waste disposal
- Owner's bath with ceramic floors, 5' Vikrell shower pan with 3-piece walls, and comfort height vanity
- Hall bath with vanity and Vikrell tub with 3-piece walls
- Powder Room with vanity off of Great Room
- Cultured marble bath countertops, w/single-lever faucets, anti-scald shower diverter and vented exhaust fan

QUALITY CONSTRUCTION

- Low maintenance vinyl siding using professionally coordinated Premium color schemes
- Stone Front elevations
- Composite decks with white vinyl railings
- Metal Porch Roofs
- 30-year architectural roof shingles
- Fully sodded home site with professionally coordinated landscaping
- One car garage door with opener
- PEX plumbing system
- 7/16" OSB exterior sheathing
- Engineered wood roof trusses
- Pre-wired for 1 phone and 1 cable outlet
- Concrete driveway and service walks
- 2 exterior hose bibs
- 3 exterior GFI electrical outlets
- Hard-wired smoke and CO2 detectors w/ battery back-up
- Public water and sewer
- Underground utility lines
- 5-year warranted termite treatment

NJ ENERGY STAR HOMES PROGRAM

- High efficiency cooling system
- Natural gas heating system
- Programmable thermostats
- Energy efficient tankless water heater
- Upgraded 200-amp service
- Insulated vinyl single hung tilt-in windows and sliding patio door with Low-E, argon filled glass with screens
- R-60 insulation in attic ceilings
- R-21 insulation in exterior walls
- Each home designed, inspected, tested, and certified by NJ's leading energy consultant

DEFINED 10-YEAR HOME WARRANTY PROGRAM Builder shall have the right to make substitutions of comparable materials, brands and/or equipment.



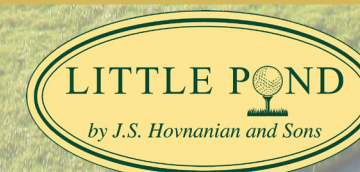
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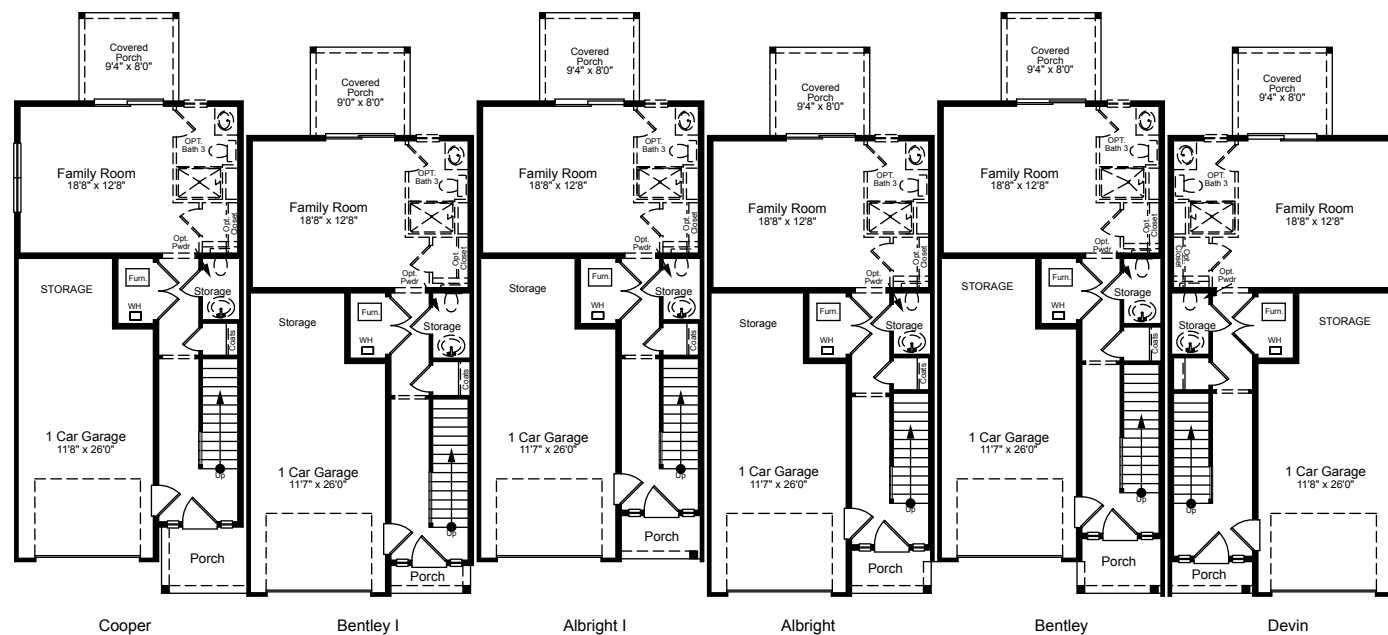
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LITTLE POND

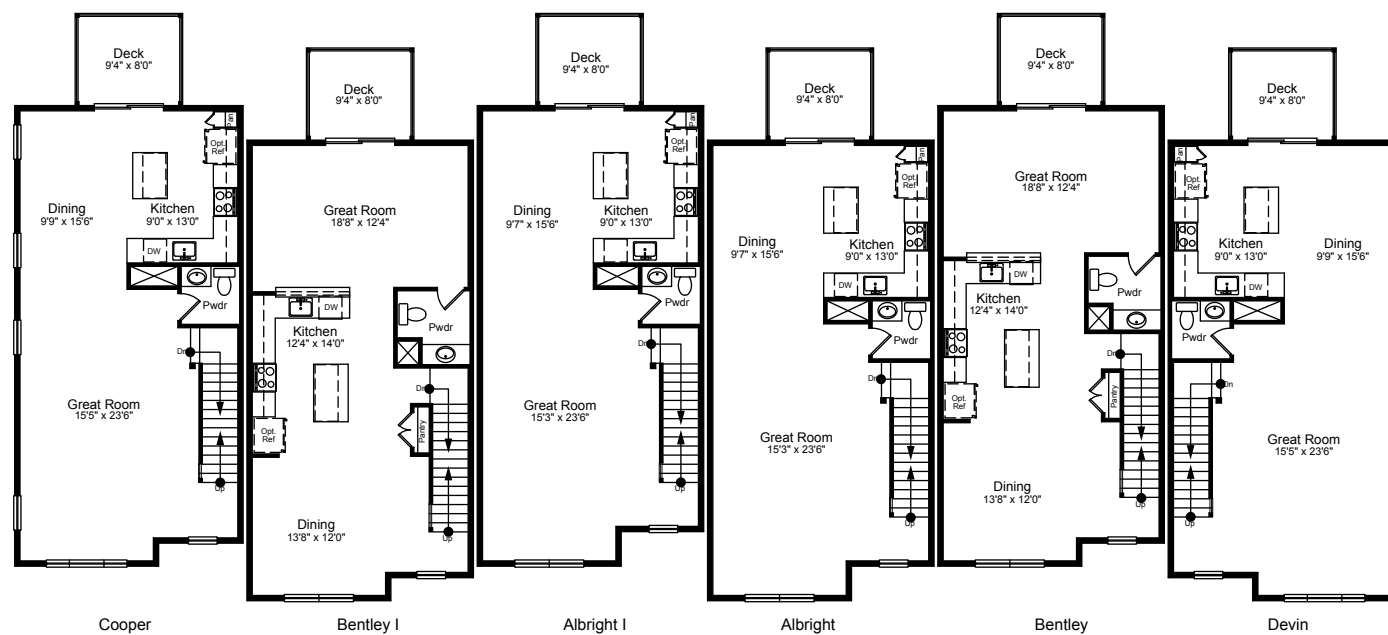


Rear Exterior A

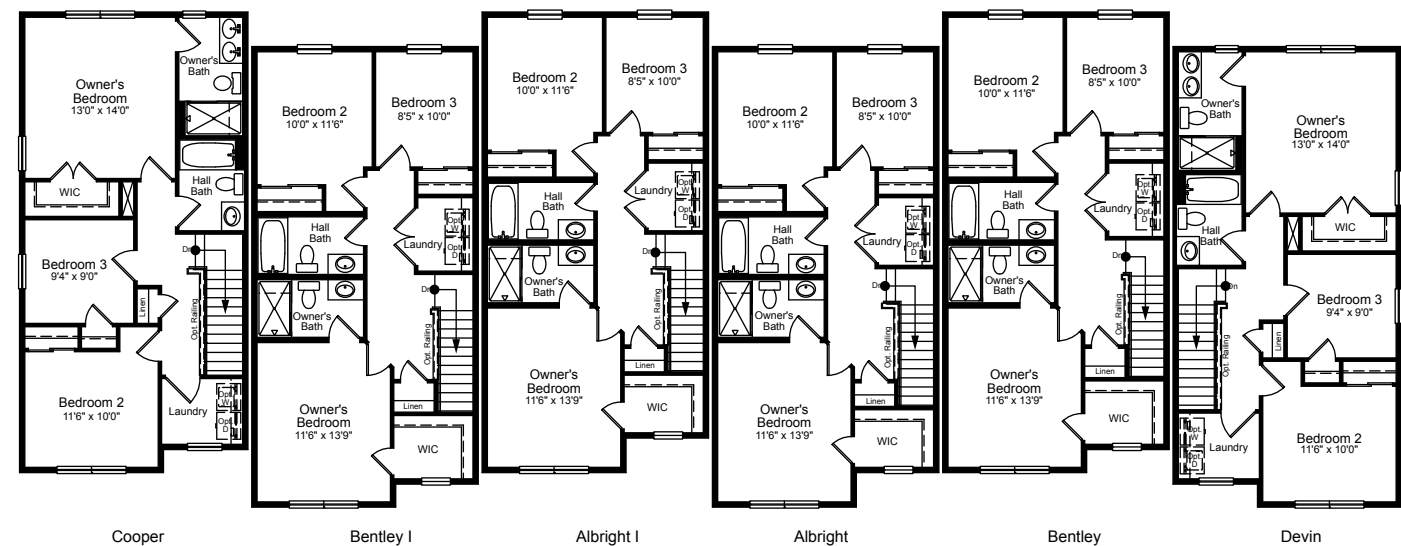




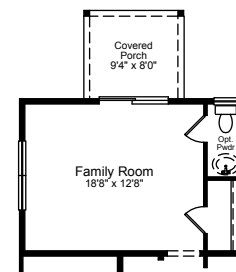
Lower Level



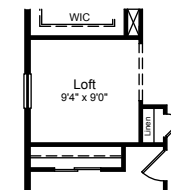
First Floor



Second Floor



Opt. Powder At Family Room



Opt. Loft In Lieu of Bedroom 3 Cooper/Devin