

# NEW CONSTRUCTION HOMES

UNIQUE STANDARD FEATURES FOR 3000-PLUS SQUARE FOOT HOME

## DESIGN INTERIORS

- Dramatic 9' First Floor ceiling height
- Impressive two-story reception foyer (selected models)
- Master bath, hall bath, and powder room
- 1<sup>st</sup>-floor with beautiful [Hardwood floors](#)
- Luxurious wall-to-wall carpeting in a choice of colors
- 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 two-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: [Fabuwood](#) or [Woodland](#) cabinetry with all wood construction, dovetail drawers, soft-close hardware.
- 42" kitchen cabinets with crown molding
- Stainless steel undermount sink with garbage disposal
- Solid-Surface [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 [Vinyl siding](#)
- Seamless "K" gutters and down spouts
- [Thermatru](#) insulated Front door with sidelights or window
- [Tamko](#) lifetime architectural roof shingles
- Solid vinyl, insulated, double-hung, tilt-sash [Jeld-Wen](#) windows with screens and grilles

- 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 Submersible Pump
- [Advantech](#) Subflooring with [I-Joist](#) floor system
- Radon venting
- Convenient 3-car, side-entry [Garage](#)
- R-21 exterior 2x6 walls and R-49 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 [Fabuwood](#) or [Woodland](#) vanities with [Solid-Surface](#) vanity tops
- Exceptional hall bath with low maintenance fiberglass tub /shower unit
- Porcelain pedestal sink in powder room with hardwood flooring
- Generous [fixture](#) allowance
- Luxurious master bath with soaking tub and separate tiled shower.
- [Tile](#) floors in hall bath and master bath
- Full-width vanity mirror in hall and main baths



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These are a baseline of features that are included with custom home; they are customizable to suit any design needs.

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