



Quality Construction

- Certainteed Landmark fiberglass roof shingles with 30 year warranty
- Certainteed Mainstreet siding and window trim
- Insulated fiberglass front door; Hurd atrium doors
- Anderson Low-E glass aluminum-clad wood windows and screens with grills
- Energy efficient construction featuring 2 x 6' exterior walls
- R-19 Insulation in walls and R-38 in ceilings
- Poured concrete foundation walls with stucco above grade
- Rub-R-Wall Plus sealer on foundation walls with lifetime warranty
- 3/4" tongue and groove sub flooring
- 2-car garage

Architectural Details

- Covered porches with cedar and/or concrete decks and PVC railings depending on lot and model type
- Outdoor post light, mailbox and house number at each residence
- Nine foot 1st floor ceilings
- Hardwood flooring in entrance foyer
- Six-panel colonial style interior doors
- Poly-coated metal shelving in closets
- Generous lighting fixture allowance

Superior Utilities and Improvements

- 90% high efficiency gas furnace and 13 minimum SEER central air conditioning with digital thermostat
- Energy-efficient 50 gallon gas hot water heater
- PEX water supply lines throughout
- 200 / AMP electrical service
- Pre-wired phone and cable TV outlets (2 each)
- Outside receptacles and frost free hose bibs (2 each)
- Underground utilities; public water and public sewer

Designer Kitchens with Custom Features

- 36" cabinets in a wide selection of finishes
- Laminate kitchen countertops with beveled edge
- GE self-cleaning range, space saver microwave and pot scrubber dishwasher
- 1/2 HP garbage disposal

Luxurious Baths

- Master bath with soaking tub and separate shower
- 4 x 4" ceramic tile on master bath tub platform and shower surround
- Higher height vanities with cultured marble vanity tops
- 12 x 12" ceramic tile flooring in master and hall baths
- Hall bath with fiberglass tub/shower
- Powder room with pedestal sink and beveled edge oval mirror

Landscaping & Community Features

- Seeded front and rear yard
- Professionally designed landscaping package, tree-lined streets and concrete walkways
- Approximately 108 acres of open space and conservancy
- Community ball field, multi-purpose field, tot lot and walking trails