

INCLUDED FEATURES



QUALITY CONSTRUCTION

- *Certainteed* Landmark fiberglass roof shingles with 30-year warranty
- *Certainteed* 'WeatherBoards' cement siding and *Azek* exterior trim
- Insulated fiberglass front door; *Hurd* atrium doors
- *Hurd* 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
- *Rub-R-Wall* Plus sealer on foundation walls with lifetime warranty
- 3/4" tongue and groove sub-flooring
- 3-car garage
- Brick covered foundations
- 9' basement walls

ARCHITECTURAL DETAILS

- Covered porches with *Oasis* decks, PVC railings and metal roofs
- Outdoor post light, mailbox and house number at each residence
- Nine foot 1st and 2nd floor ceilings
- Oak hardwood flooring in entrance foyer, kitchen, dining areas, hall, breakfast area, butler's pantry and powder room
- Crown molding in foyer/hall, living room and dining room
- Wider baseboard and window casings
- Oaktreads and handrails
- Convenient back staircases in selected models
- 42" wide wood-burning masonry fireplace with brick chimney, granite or marble surrounds with hearth
- Master bedroom suites with tray ceilings
- 12" x 12" ceramic tile flooring in mudroom
- Six-panel colonial style interior doors
- Poly-coated metal shelving in closets
- Generous lighting fixture allowance
- 1st floor pillar packages

DESIGNER KITCHENS WITH CUSTOM FEATURES

- Multi-level cabinets in a wide selection of finishes and European styles
- Granite counter tops
- *Wolf* cooktop, oven and convection/microwave; *Sub-zero* refrigerator and *Asko* dishwasher
- 3/4 HP garbage disposal
- Cabinet accessories include lazy susan and pullout shelves
- Pantry closets

LUXURIOUS BATHS

- Master bath with soaking tub and separate shower
- Higher height vanities with Corian tops and bowls, tub and shower surround
- 12" x 12" ceramic tile flooring in master and hall baths
- Hall bath with *Kohler/Sterling* high gloss fiberglass tub and ceramic tile surround
- Powder room with *Kohler* pedestal sink and beveled edge oval mirror
- *Kohler* pressure balanced tub and shower faucets
- Ceramic tile to ceiling in showers

SUPERIOR UTILITIES AND IMPROVEMENTS

- 2-zone *Rudd* 90% high efficiency gas furnace and 13.5 SEER central air conditioning with digital thermostat. Estate Alexandria includes 1 zone.
- Energy-efficient 75 gallon gas hot water heater
- PEX water supply lines throughout
- 400 / AMP electrical service and 200 / AMP in Estate Alexandria
- Pre-wired phone and cable TV outlets (3 each)
- Outside receptacles and frost free house bibs (2 each)
- Underground utilities; public water and community sewer

LANDSCAPING & COMMUNITY FEATURES

- Sodded front and rear yard
- Professionally designed landscaping package, tree lined streets and concrete walkways
- 180 acres of open space and beautifully designed pocket parks
- Community building with swimming pool, tennis courts and tot lot