



<u>House Styles</u>		Grand	Grand Plus	Grand Plus Plus
<u>Senator</u>	Highgrove	\$635,900	\$718,900	\$821,900
	Pembrooke	\$635,900	\$718,900	\$821,900
	Farmhouse	\$638,900	\$721,900	\$824,900
<u>Colebrook</u>		\$658,900	\$720,900	\$764,900
<u>Richmond</u>	Pennsylvania	\$658,900	\$740,900	\$816,900
	Anna	\$659,900	\$741,900	\$817,900
	Warren	\$660,900	\$742,900	\$818,900

QUICK DELIVERY HOMES

See separate feature lists for more details

Unit #2
\$899,900

Unit #13
\$594,900

Unit #14
\$599,900

GRAND FEATURES



Elegant Interiors

- Hardwood on first floor, except master bedroom in *Colebrook*
- 9' ceilings on 1st floor
- Smooth/flat ceilings on 1st and 2nd floor
- Wall to wall carpeting in all bedrooms, upstairs hall
- Tile floors in laundry
- Six panel molded doors with painted wood trim
- All closets with wire shelving
- All interior finished house walls and trim painted off white
- Prewiring for 2 telephone outlets and 4 cable television outlets
- Hook-ups for washer and dryer
- Decorator lighting package
- Electric smoke and carbon monoxide detectors with battery backup
- Gas fireplace with tile hearth and surround with mantle
- Sill and apron interior window trim surround
- Oak treads and painted risers on main staircase
- Rails and spindles to foyer stairs
- Electric garage door openers with remotes

Spacious Kitchens

- Elegant or Luxor series cabinets
- Crown molding over 36" upper cabinets in kitchen
- Granite kitchen counters (type A choices) with 4" granite backsplash
- Kitchen island overhang
- Gourmet or larger single stainless steel undermount kitchen sink
- Pull out kitchen sink faucet
- Waterline for future ice maker
- Choice of electric or gas range hook-up
- Vented microwave hood hook-up and installation
- Built-in dishwasher hook-up and installation
- Garbage disposal hook-up and installation
- 6 recessed lights
- \$2,500 appliance allowance

Distinctive Baths

- Taller vanities in full baths to match kitchen cabinetry
- Mirror above vanities
- Elongated porcelain toilets in white
- 2 cm granite vanity tops with white undermount bowl
- White pedestal sink with oval mirror in powder room
- Fiberglass bathtubs/showers in white
- Luxurious soaking tub and separate shower in master bath except *Colebrook*
- Glass shower door in master bath
- Double sinks in master bath
- Full baths with exhaust fan/lights and exhaust fan in powder room
- Tile floors in full baths

Stylish Exteriors

- Asphalt 30 year architectural roof shingles
- Vinyl clapboard siding with white wide front cornerboards
- Prefinished white steel carriage style garage doors with decorative hardware
- 1 exterior spotlight
- 2 exterior electrical outlets
- 2 exterior water faucets
- Seamless aluminum white gutters and downspouts
- Paved driveway up to 900 square feet
- Landscaped lawn in front yard and side yards and 25 feet in rear
- Eight shrubs in front of house
- Vinyl shutters or wide window trim for most windows on front of house
- Most windows other than foundation windows are prefinished white vinyl Low E Argon with grilles between the glass
- Three fixed Velux skylights in *Senator* and *Richmond*
- Operable windows are single hung, sliding and casements
- Screens on operable windows
- Insulated exterior swinging doors
- Prefinished white vinyl sliding glass patio door with grills and screen
- Decorative stone pavers from front steps to driveway
- Cultured stone around front entrance
- Portico front entrance for *Senator - Highgrove*
- Skirtboard on front and sides of house

Secure Structural Components

- Poured concrete foundation with full basement
- Poured concrete basement floors
- OSB sheathing on roof and exterior walls
- Sub-floors – 3/4" OSB tongue and groove, glued, nailed and screwed
- Pre-engineered wood truss roofs in most roof areas
- 2 x 6 wood framing 24" on center on most exterior house walls
- 2 x 4 wood framing 16" on center on most interior house walls
- Sheetrocked walls in interior finished house
- Finished exterior wall insulation 5 1/2" fiberglass batts (R-19)
- Attic insulation is 12" fiberglass (R-38)
- Sloped ceilings are 9" fiberglass (R-30)
- 200 amp electrical service
- City water and city sewer
- Natural gas fired 50 gallon hot water heater
- Natural gas fired high efficiency furnace providing hot air heat with 2 zones
- Central air conditioning with 13 SEER condenser
- Underground wiring for electricity, telephone and cable television
- Hatchways where needed

GRAND PLUS FEATURES



- Extend front of *Senator* by 2' (both floors)
- Extend second floor of Colebrook and Richmond over garage
- Extend family room 6' in *Senator*
- Add covered mudroom porch with half-glass door and two windows in *Richmond*
- Add solar powered blinds to the Velux skylights in *Senator* and *Richmond*
- Add private full bath to one bedroom in *Senator* and *Richmond*
- Upgrade to insulated garage doors with top glass panel
- Upgrade to picture frame window surround in place of sills and aprons
- Add tray ceiling in master bedroom (except *Colebrook*)
- Add second set of stairs with in rear of *Richmond* and *Senator*
- Upgrade newel posts in foyer
- Add coat rack and seat in mudroom
- Contrast trim painted white/white
- Add refrigerator end panels with deeper cabinet over refrigerator
- Add wall oven cabinet
- Upgrade from 36" kitchen upper cabinets to 42"
- Upgrade kitchen hardware
- Upgrade to furniture style vanities in master bathroom of *Senator*
- Upgrade to taller baseboard
- Add crown molding in foyer, dining room, kitchen, and living room
- Add wainscoating in foyer and dining room with chair rail
- Add tile walls and a semi-frameless glass door to master bathroom shower
- Upgrade granite vanity tops to 3 cm thick (Type A or B)
- Upgrade to pull down kitchen faucet
- Upgrade to chrome Brantford faucets for vanities, bathtubs, and showers in full baths
- Upgrade to brushed nickel Brantford faucets in master bath with 8" spread for vanities
- Upgraded venting for hood if needed (600 CFM max)
- Add overhead lights in bedrooms and six additional recessed lights
- Add 12' X 16' rear Trex deck with stairs and vinyl rails and posts
- Add cultured stone part way up alongside garage doors
- Upgrade to premium colors for vinyl siding
- Paint colors in 3 rooms
- Paint garage walls and ceilings
- Upgrade carpet pad throughout
- Increase appliance allowance to \$5,000

GRAND PLUS PLUS FEATURES



- Extend family room 6' in *Richmond*
- Extend front of *Senator* an additional 2' (both floors)
- Extend den, add full bath, and add closet in *Colebrook* and *Senator*
- Extend 2nd floor depth 6' in *Senator* and *Richmond* (eliminate nook skylights)
- Add bay window in den and master bathroom in *Senator*
- Upgrade private bath in *Senator* to Jack and Jill layout with two sinks
- Add Velux sun tunnel
- Upgrade to double hung windows in place of single hung
- Add remote control and heat circulating fan to fireplace
- Upgrade fireplace surround to granite
- Upgrade 2nd floor hall to hardwood
- Upgrade rear stairs to oak treads and pine risers in *Senator* and *Richmond*
- Upgrade to rails and spindles in the upstairs foyer hall with upgraded newel posts
- Upgrade to wider interior baseboard, door, and window trim
- Upgrade to levers on doors in place of knobs
- Upgrade cabinets
- Add cabinets and drop-in sink in laundry room in *Senator* and *Richmond*
- Upgrade kitchen countertops to quartz or Type B/C granite
- Add tile backsplash in kitchen
- Add coffered ceilings in family room
- Upgrade 3 cm granite vanity tops in baths to Type B/C
- Upgrade to freestanding tub in the master bath of *Senator* and *Richmond*
- Upgrade to three-sided tile walls in combo bath/showers
- Upgrade master bathroom shower with frameless shower door
- Upgrade to touchless kitchen faucet
- Add air cleaner filter and humidifier
- Add six additional recessed lights (total of 18)
- Upgrade to designer colors for vinyl siding selection
- Upgrade to 75 gallon gas hot water heater
- Increase appliance allowance to \$7,500

MODEL HOME EXTRAS



- Upgrade basement wall height to 9' tall
- Add ~900 sq ft of finished basement with full bath
- Upgrade to 7 basement hopper windows
- Add wet bar in basement (no appliances)
- Sheetrock walls in unfinished area
- Add egress to basement
- Upgrade to triple paned, triple glazed windows
- Upgrade kitchen window with elliptical top
- Upgrade to craftsman front door with dentil shelf
- Add waste bin cabinet base in kitchen
- Add 4 under cabinet lights
- Add decorative side and end panels to cabinets
- Add linen cabinet in main bath
- Upgrade pantry shelving
- Add Murphy bookshelf door
- Add motorized window shades in master bedroom
- Add double mirrors in master bedroom hallway
- Upgrade to stained oak floors and stairs
- Upgrade to 3 ¼" wide oak floors
- Add baseboard trim in garage
- Upgrade master bathroom shower with temperature remote and body spray
- Add heated floors to master bathroom
- Add whole house attic fan
- Add central vac system
- Add 15 recessed lights
- Add floor outlet in family room
- Add push button front door lock and Ring door bell
- Add sound insulation in certain bedroom and bathroom walls
- Add a 12'x16' patio
- Add master bedroom closet shelving allowance of \$5,000
- Add I-Device system allowance of \$2,500
- Increase appliance allowance to \$12,500