



Distinctive Design Features

Exterior

- 30 – Year architectural fiberglass roof shingles
- Insulated front entrance door with side light and transom
- Two-car attached garage, 7' height door openings with two remote openers and key pad
- 36" wide front walkway in brushed concrete
- Front and rear wall lanterns
- One exterior hose frost free bibb
- Two exterior electrical GFI outlets
- Combination of vinyl cedar shake siding and clapboard vinyl siding
- Fascia and rake boards in white aluminum
- Soffits are ventilated white vinyl
- Aluminum gutters and downspouts
- Main entrance way with columns and composite decking
- Rear deck, with maintenance free vinyl railing system and composite decking
- Bituminous asphalt drive
- Foundation plantings
- Grass lawn areas in front, rear (where practical) and sides. Irrigation in select areas.
- White tilt, double hung, Low E, insulated double pane glass with argon gas filled between panes, captured grilles, white hardware, vinyl frame, and full window screens for operable windows

Interior Features throughout the Home

- Two-panel solid-core interior doors with brushed chrome levers.
- All doors, windows and cased openings are trimmed with 3 1/2" Windsor casing. Baseboards are one piece 5 1/4" baseboard
- Walls are painted one prime and your choice of two colors of flat finish Sherwin Williams paint, two coats; trim is painted one prime and two coats semi-gloss latex Sherwin Williams white. Ceilings are smooth finish and painted white
- Approximately 9' ceiling - main living areas, 8' ceiling - second floor and 7' 8" ceiling – basement
- Quantity of 4 Cable (RG6) and 4 Telephone (standard telephone wire) outlets
- Shadow box wainscoting on lower dining room walls of Essex and Hammond and lower library wall of the Coolidge

Distinctive Design Features

(cont.)

Flooring:

- Pre-finished 3 1/4" natural red oak hardwood flooring in foyer, living, dining, powder room, kitchen and library.
- Ceramic tile in master bath, 2nd bath and laundry room, marble thresholds at bathroom doors
- Carpeting in all bedrooms, lofts (available in the Essex and Hammond floor plans): and closets within bedrooms
- Stairway from 1st to 2nd floor is natural red oak treads and white semi-gloss risers (available in the Essex and Hammond floor plans)

Main Foyer (available in the Essex and Hammond floor plans):

- Decorative oak newels
- Oak hand rail
- White painted balusters
- Decorative light fixture

Kitchen:

- Merillat Classic Tolani Full overlay solid wood recessed center panel shaker style door with solid slab draw front; 36" high wall cabinets and 34-1/2" base cabinets. Includes, 2 1/4" molding, base cabinet with two wastebaskets.
- Base cabinet wastebasket top-mount with two white plastic containers is included
- 1 1/4" Granite counter tops with pencil edge and 4" backsplash
- Kitchen island eating area with single bowl 18 gauge undermount sink
- Single-lever Kohler chrome faucet with spray head and soap dispenser
- KitchenAid Dishwasher – stainless steel
- KitchenAid 4 burner Electric Range with convection oven and warming tray - stainless steel
- KitchenAid Microwave mounted above range, re-circulating ventilation – stainless steel
- Quantity 3 recessed 5" lights
- Quantity 2 pendent lights over breakfast bar counter
- Water supply for ice maker.

Breakfast Room:

- Three - light down chandelier (available in the Essex and Coolidge floor plans) per builder

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Dining Room:

- Five – light down chandelier included per builder
- Shadow-box wainscoting around perimeter at chair rail height (available in the Essex and Hammond floor plans)

Living Room:

- Direct-vent gas fireplace, switched on/off
- Painted mantel
- Choice of select marble or granite surround

Master Bedroom:

- 1st Floor master bedroom suite
- Vaulted ceiling (Essex only)
- Walk-in closet with flush mount ceiling light fixture and ventilated shelves

Library

- Cased opening at entry

Shadow-box wainscoting around perimeter at chair rail height (in Coolidge floor plan only)

Bedroom #2

- Reach in closet (Hammond has a walk-in closet)
 - Ventilated shelves
- Adjacent to full bath

Bathrooms:

Common in all full bathrooms: Kohler fixtures (toilets to be elongated comfort height), exhaust systems, frameless full mirror, Merillat Tolani series (or equivalent) vanities.

- Master Bath: Vanity with cultured marble counter and two integral bowls with full frameless mirror, quantity 2 classic 2-light bathroom fixtures and accessories include a 24" towel rack, robe hook, towel ring, toilet paper holder, separate water closet. Fiberglass shower with seat and glass door, 5' soaking tub, subway tile on walls and deck around tub. Two recessed lights and switch for exhaust fan.

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- 2nd Bath: Vanity with cultured marble top and one integral bowl with full frameless mirror, quantity. 1 classic 3-light bathroom fixture, one-piece fiberglass tub and shower combination or shower per plan, shower rod, accessories include a 24" towel rack, robe hook, towel ring, toilet paper holder, one recessed light and linen closet (linen closet exception, Coolidge floor plan) .
- Powder Room: Pedestal sink with beveled edge mirror, one towel ring holder, toilet paper holder and classic 3-light bathroom fixture.

Laundry Closet:

- Washer and electric dryer hook-up with vent to outside home (appliances supplied by homeowner)
- Switched light
- Ventilated shelving above washer and dryer

Garage

- Two-car garage, interior fully painted, primer and white finished coat
- 2-remote door openers
- External key pad

Unfinished Basement

- Stairwell from first floor
 - Painted drywall walls
 - Wood hand rail
- Plumbing rough-in stubbed for future use
- Passive radon mitigation system
- Walk-out basements (where available) feature quantity 1, 6' slider; non walk-out basements feature bulkhead access with staircase and door
- Floor is 4" poured concrete

Energy Efficiency

- Certified Energy-Star® rated home
- Forced warm air high-efficiency two-zone LP gas furnace with central air-conditioning
- 50 Gallon high-efficiency LP gas hot water heater
- Energy efficient double glazed double hung vinyl tilt-in windows with screens and captured grilles

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(cont.)

- R-49 Blown fiberglass insulation in attic ceiling areas
- R-30 Batt insulation in vaulted ceilings
- R-21 Blown fiberglass insulation system in exterior walls
- R-13 Fiberglass Batt insulation in demising wall and sound proofing areas
- Zip system exterior wall and roof sheathing
- Two programmable set-up thermostats

Construction Features

- 8" cast-in-place concrete foundation walls with a 12" cast-in-place party wall separating the two homes
- Independent wall and floor framing between adjoining homes with a 12" noise and vibration dampening shaft liner system. 2-Hour fire-rated party wall with sound and vibration insulation
- Exterior walls are 2"x 6" framing 16" on center, insulated pressure treated sill plate
- Floor and roof are engineered truss systems
- Zip system exterior wall and roof sheathing
- Interior walls and ceilings are ½" blue board gypsum per code with plaster smooth finish
- 200 Amp electrical service
- Hard wired smoke detectors with battery backup and combination smoke/carbon monoxide detector per code
- Ground fault interrupt (GFI) outlet in garage, kitchen, basement, exterior and bath locations
- PEX plumbing throughout the home, hot and cold water manifold system located in basement
- Foundation drains around perimeter
- ¾" Tongue and groove floor sheathing nailed and glued
- Ice and water shield underlayment at all hips, valleys, dormers, rakes and eaves