

## SITE AND LANDSCAPING FEATURES

- ◆ Landscaped homesite with trees and shrubs
- ◆ Post lamp with timer switch at the end of the driveway
- ◆ Paved driveway and walkway leading to home
- ◆ Front porch, covered front porch or pre-cast concrete stoop, as per plan
- ◆ Durable 10'x 8' pressure treated sundeck or 10' x 8' concrete slab

## MAINTENANCE FREE EXTERIORS

- ◆ Lifetime warranty Norandex vinyl siding over AMO housewrap
- ◆ Vinyl windows with argon gas/Low E
- ◆ Fiberglass exterior entry doors
- ◆ Seamless aluminum gutters and downspouts
- ◆ Aluminum wrapped soffit and fascia
- ◆ 30 year architectural roof shingles

## ARCHITECTURAL AND DESIGN FEATURES

- ◆ Energy efficient design
- ◆ Dramatic high volume ceilings or trayed ceiling in most models
- ◆ Attic access with folding pull-down stairs, in many models

## BATHROOM FEATURES

- ◆ Master baths include 4' shower, and whirlpool tub
- ◆ Powder room with pedestal sink
- ◆ Delta faucets, Aquaglass tubs and showers and Gerber commodes throughout
- ◆ Choice of decorative cultured marbled vanity tops and sinks in a variety of patterns
- ◆ Full vanity width mirrors

## KITCHEN FEATURES

- ◆ Custom designed kitchen cabinets
- ◆ Kitchen pantry closets in most models
- ◆ GE Appliance Package includes:
  - GE 22 cubic foot refrigerator
  - GE multi-cycle dishwasher
  - GE self-cleaning electric range
  - GE space-saver microwave oven

## RESILIENT INTERIOR FEATURES

- ◆ Dependable Mohawk no-wax vinyl flooring in all kitchens, dinettes, mud rooms, laundry rooms and bathrooms
- ◆ 10 year warranty on stain resistant Scotchgard residential carpeting and pad
- ◆ Six panel Colonist doors

## SUPERIOR QUALITY CONSTRUCTION & ENERGY EFFICIENCY

- ◆ Poured concrete foundation walls
- ◆ Exceptional 2"x 6" exterior wall framing
- ◆ Steel engineered beams and steel columns in full basements
- ◆ Superior R-19 wall insulation & R-30 ceiling insulation
- ◆ Efficient Tempstar/Heil gas furnace
- ◆ Double hung solid vinyl windows
- ◆ Drywall screwed and glued
- ◆ Interior walls painted flat Dover White  
Interior trim painted semi-gloss white
- ◆ Advantex tongue and groove sub-flooring: nailed, screwed and glued

## UTILITIES AND CONVENIENCES

- ◆ High Efficiency 80 gallon electric hot water heater
- ◆ 200 amp electrical service
- ◆ Central air conditioning
- ◆ Exterior electrical outlets
- ◆ Two telephone hookups
- ◆ Two high-speed internet cable hook-ups
- ◆ Exterior frost-free hose connection
- ◆ Carriage lights at all exits
- ◆ Apex polyethylene water supply lines
- ◆ PVC waste lines
- ◆ Smoke and fire detectors installed in every home per code
- ◆ Switched ceiling boxes in most rooms

## CUSTOMER SERVICE AND WARRANTY

- ◆ All homes shall be built in the quickest possible construction time
- ◆ All homes receive a comprehensive warranty
- ◆ Our friendly, courteous, and knowledgeable staff provides their customers with custom blue prints, on site financing, and an expected commitment to excellence
- ◆ All construction by the Contractor shall be in full conformance with planning, materials, and workmanship requirements of uniform commercial code, and international residential code for one and two family dwelling 2006



P.O. Box 287, Route 209  
Brodheadsville, PA 18322  
(570) 992-5212  
(800) 468-2537