



# Luxury Features and Amenities

## Interior Features

- Nine-foot first floor ceilings
- Site-finished 3-1/4" oak hardwood flooring in foyer, living, dining room, den, kitchen, breakfast nook, and powder room
- Tray ceiling in the master bedroom and dining room
- Master bedroom to have premium wall-to-wall carpet, secondary bedrooms/loft/2nd floor family rooms to have standard carpet with padding
- Oak stairs, rails, balusters from 1st floor to upper level
- Majestic Monessen vent free fireplace with mountain cedar logs, granite/marble surround and Wescott primed mantel
- Spacious walk-in closets
- Double door entrance to private den
- Raised two-panel solid-core smooth interior doors, painted
- 4-1/4" baseboard and 3-1/2" casing around windows and doors, painted
- 5-1/4" painted crown molding throughout the first level
- First floor laundry room with built-in cabinetry, tub, Kohler faucet, 12" x 24" ceramic tile, gas supply and vent for dryer
- (4) television/cable jacks and (4) cat 6 internet/telephone jacks
- (12) 6" recessed can lights
- Smart thermostat

## Kitchen Features

- Site-finished 3-1/4" oak hardwood flooring in kitchen and breakfast room
- Pre-finished full-overlay maple wood cabinets with 42" high wall cabinets with crown molding
- 1-1/4" granite/quartz countertop with stainless steel undermount sink with Kohler®  
Simplice pull down faucet
- Full height 3x6 subway tile in kitchen
- Thermador stainless steel appliances:
  - 36" gas cook-top
  - Built-in microwave
  - 30" double oven
  - 36" wide refrigerator
  - Dishwasher
- Range hood vented to exterior
- 1/3hp Badger disposal by Insinkerator with air switch
- Carpenter built pantry

## Bath Features

- Maple, oak, & texture melamine prefinished full-overlay 34 1/2" high vanity cabinet
- 3/4" granite and quartz countertops with undermount white sinks
- Exhaust fans vented to exterior
- 42" vanity mirrors

### MASTER BATH

- Double bowl vanity with Kohler® Devonshire faucets in polished nickel finish
- Kohler® Devonshire elongated comfort height toilet with quiet close seat in white
- Separate shower with 12" seat & soaking tub
- 3/8" frameless swing shower door with panel
- 12"x24" ceramic floor tile & 12"x12" ceramic tile going up to ceiling
- Vaporproof recessed can

### SECONDARY BATH

- Kohler Alteo faucets in polished chrome
- Sterling Wyndham elongated bowl in White
- 12"x12" ceramic tile on floor & wall

### POWDER ROOM

- Sterling Pedestal sink
- Kohler® Devonshire faucet in polished nickel finish
- Kohler® Devonshire elongated comfort height toilet with quiet close seat in white

## Exterior & Home Features

- Picturesque, intimate community setting with exceptional landscaping, serene pond, and welcoming fire pit
- Masonry full-depth Pennsylvania dry stack stone veneer and Hardie shingle
- 30-year architectural shingle roof
- Bluestone on front porch and stairs
- Painted, insulated fiberglass front door with Emtek oil-rubbed bronze handle
- Attached two-car garage with painted 2-panel insulated garage door
- Vinyl single-hung windows with dual pane insulated grille and low-e glass
- Pre-finished aluminum gutters and downspouts
- Energy-saving insulation: R-19 walls and R-49 ceilings in house, R-49 in garage
- Two frost-proof hose bibs
- Covered patio 4" stamped concrete with steps per plan

## Utilities

- High efficiency gas forced air heating system with individual cold air returns
- 400-amp electrical service
- Central air conditioning 13 S.E.E.R.
- 50 gallon glass-lined, gas fired water heater
- Gas supply and vent hook-up for optional dryer
- Plumbing hook-up for optional washer
- Underground utility service
- Copper-pipe water supply



Plan, materials, prices and specifications are based on availability and subject to change without notice. Architectural, structural and other revisions may be made as are deemed necessary by the developer, builder, architect or as may be required by law. Images used for illustrative purposes only.

NOTE: ALL DIMENSIONS ARE APPROXIMATE.

EDWARD R. JAMES COMPANIES

EXCEPTIONAL HOMES . . . EXCEPTIONAL PLACES