

Lofty Oaks Place

STANDARD FEATURES LIST

STANDARD EXTERIOR FEATURES:

- Premium Hardi Plank Lap Siding on Front, Sides and Rear with Brick Veneer front Foundation
- Brick paved front stoop with Concrete Lead-walk to Driveway
- Insulated Metal Front Door with Insulated Glass Sidelites
- Concrete Front Walkway (Lead-walk) to Driveway
- 30-year Fiberglass/Asphalt Dimensional Shingles
- Public Sewer and Water
- Asphalt Driveway
- Front and Rear Hose Bibs; Front and Rear Weatherproof Electrical Outlets
- Decorative Wood Exterior Trim with Choice of Coordinated Colonial Colors
- Professional Landscape Package and Hydro-seeded Lawn

STANDARD INTERIOR FEATURES:

- High First Floor Ceilings
- Family Room Direct Vent Gas Prefabricated Fireplace
- Media Package: 4 Multi Media Outlets and 2 additional Telephone Outlets (CAT-5)
- 200 amp Electrical Service w/ Smoke Detectors on Each Floor and in Each Bedroom
- Full Unfinished Basement with Rough-In Plumbing for Future Basement Bath
- Two Car Garage with Finished Drywall Interior Walls (painted)
- Traditional Oak Main Stairs with Stained Oak Handrail and Carpet Runner, and Carpeted Rear Stairs
- Hand Finished Hardwood Flooring in Foyer, LR, DR, Den, Kitchen/Breakfast Rm and Powder Rm
- Six-panel, Interior Doors
- Wall to Wall Carpeting in Family Room, Stairs, and Throughout 2nd Floor Rooms
- Upgrade Carpet and Upgrade Carpet Pad (Opt. 1 Carpet & ½" Carpet Pad)

STANDARD INTERIOR TRIM:

- Upgrade 5-1/2" Colonial Base & 3-1/2" Colonial Casing on First Floor
- Crown Molding in Foyer, Living Room, Dining Room, Den & 2nd Floor Hall
- Two Piece Chair Rail in Foyer and Dining Room

STANDARD BATHROOM FEATURES:

- Traditional Wood and Designer Style Vanity Cabinets w/Cultured Marble Tops
- Traditional Pedestal Sink in Powder Room w/Moen Monticello Chrome /Polished Brass Finish Faucet
- Ceramic Tile Floors and Shower Surrounds in Baths
- Elongated Watersaver Toilets w/Chrome Fixtures
- Moen Monticello Chrome/Polished Brass Finish Faucets in All Bathrooms
- Jacuzzi Whirlpool Bath Tub & Glass Shower Door in Master Bathroom

STANDARD KITCHEN FEATURES:

- Traditional Wood and Designer Style 42" Cabinets (many styles & finishes; Std. Westbury Oak by Aristokraft)
- Granite Countertops – Level A
- G.E. Downdraft Electric Cooktop
- G.E. Self Cleaning 30" Wall Oven and Microwave
- G.E. Potscrubber Dishwasher
- G.E. 22 c.f. Refrigerator w/Icemaker
- Stainless Steel Double Bowl Kitchen Sink w/Moen Designer Pullout Sprayer Faucet
- Sheet Vinyl Flooring in the Laundry Room
- Designer and Recessed Lighting

ENERGY SAVING FEATURES:

- Vinyl Double Hung Tilt Insulated Glass Windows w/grilles between the glass
- Insulated Full View Glass Metal Terrace Door
- Air Infiltration Wall Treatment
- R-13 Exterior Wall and R-11 Basement Wall Insulation
- R-30 Attic Insulation
- Gas Heating and Electric Cooling (AC) 2-Zone System
- 75 Gallon Gas Water Heater

BUILDER'S TEN YEAR WARRANTY PROGRAM