

Marlan Forest
Marine Drive - Lot 24
STANDARD FEATURES LIST

STANDARD EXTERIOR FEATURES:

- Brick Veneer on Front & Sides with Hardi Plank Lap Siding on Rear
- Brick paved front stoop & steps to Lead-walk with Concrete Lead-walk to Driveway
- Fiberglass Front Door with Insulated Glass Sidelites
- 30-year Fiberglass/Asphalt Dimensional Shingles
- Public Sewer and Water
- Front-load Garage with 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:

- 10ft. Ceilings on 1st Floor Main Level; 9ft. Ceilings Basement & 2nd Floor
- 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 Each Bedroom
- Full Unfinished Basement with Rough-In Plumbing for Future Full Basement Bath
- Two Car Garage with Finished & Painted Drywall Interior Walls
- Traditional Oak Staircase with Stained Oak Handrail
- Hand-Finished Hardwood Flooring in Foyer, LR, DR, Den, Kitchen/Breakfast Room, Staircase, Powder Room and 2nd Floor Hallway
- Six-panel, Interior Doors
- Wall-to-Wall Carpeting in Family Room & Throughout 2nd Floor Bedrooms
- 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
- Two Piece 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/ Integral Sink 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, Granite Countertops & Glass Shower Door in Master Bathroom

STANDARD KITCHEN FEATURES:

- Traditional 42" Maple Cabinets
- Granite Countertops
- Stainless Steel Appliances
- G.E. Downdraft Electric Cooktop
- G.E. Self Cleaning 30" Wall Oven and Microwave
- G.E. Potsrubber Dishwasher
- G.E. 25 c.f. Refrigerator w/Icemaker
- Stainless Steel Double Bowl Kitchen Sink w/Moen Designer Pullout Sprayer Faucet
- Ceramic Tile Flooring in the Laundry Room
- Designer and Recessed Lighting

ENERGY SAVING FEATURES:

- Wood Double Hung Tilt Insulated Glass Windows w/grilles between the glass
- Insulated Full View Glass Metal Terrace Door
- Airguard Wall Treatment
- R-13 Exterior Wall and R-11 Basement Wall Insulation
- R-30 Attic Insulation
- Two Zone Gas Heating and Electric Air Conditioning System
- 75 Gallon Gas Water Heater

BUILDER'S TEN YEAR WARRANTY PROGRAM