

ALL UNITS INCLUDE THESE AMENITIES

(See the "Items Included in Your Home" booklet for more information on these products)



EXTERIOR

- Attached extra deep (24') 1-car garage on the 1310 sq. ft. model and a 2-car garage on the 1500 sq. ft. models
- 3 ft by 6 ft and 3 ft by 9 ft double hung easy clean tilt windows with grilles between the glass and full screens
- Choose transom venting privacy windows in place of some of the standard windows
- All trim and soffits in white
- Black 50 year Limited Lifetime warranty roof shingles
- Black Raised Panel Shutters
- Black cottage sconce lights on either side of garage doors
- Front and rear covered porches with concrete floors
- Rear patio with concrete floor (floor at same height as porch)
- Rear porch privacy wall
- Front and rear porch ceiling fan with lights
- Bituminous concrete (asphalt) driveway and walkway.
- 4-inch thick concrete basement floor
- 4-inch thick concrete garage floor
- Energy efficient to meet or exceed the rigid "Stretch Code" requirements
- Contractors landscaping package and Owners right to plant others
- Rustproof 24 gauge steel garage door with automatic garage door opener
- Your choice of insulated fiberglass front door
- 2 hose spigots, one in rear and one in front
- Minimal steps into your home for "aging in place"
- Electric receptacle on front and rear porch
- Seamless gutters & downspouts
- 2" x 6" wall construction 16" on center
- Choose your exterior vinyl siding color (some restrictions apply)

INTERIOR

- Spacious open floor plans
- Cathedral ceiling in living/dining/kitchen areas
- 3 walls of windows (not just front and rear)
- Sliding glass door & 2 large fixed windows overlooking back yard
- 3 ft by 6 ft and 3 ft by 9 ft double hung easy clean tilt windows with grilles between the glass and full screens.
- Choose transom venting privacy windows in place of some of the standard windows
- Choose 3 paint colors for walls
- Your choice of solid core raised panel doors (hollow core on closets) painted semi-gloss white
- Your choice of LED can ceiling lights, ceiling fans, and pendant lights
- LED can ceiling lights in mudroom, foyer and hall
- Your choice of Porcelain Tile for Entry Foyer, Mudroom and Baths
- Your choice of solid 3/4" tongue and groove oak flooring in all other rooms (there is no carpet in our homes)
- Garage entry directly to porcelain tiled mudroom/laundry
- Front entry directly to porcelain tiled foyer
- Solid Pocket Door from mudroom to foyer
- 2 1/2" wide window and door trim painted semi gloss white
- 5 1/2" wide baseboard painted semi gloss white
- Full basement
- Insulated basement walls
- Enhanced basement lighting
- Ducted heat and air conditioning in basements
- Bulkhead to basements
- Interior staircase to basement
- Whole house ventilation
- Three pre-wired telephone, cable, and fiber optic internet jacks, you choose locations
- UL approved interconnected smoke detectors
- UL approved interconnected carbon monoxide detectors
- 95% efficient forced hot air system
- 13 seer whole house air conditioning system
- Energy efficient on-demand water heater
- 100 amp electric service with breakers
- Vinyl clad wire shelving in all closets
- 12" thick concrete wall separating basements
- Efficient noise dampening system in marriage walls
- 2"x4" wall construction, 16" on center
- 1/2" sheet rock and 5/8" sheet rock where required, water resistant sheet rock in bath

All items are subject to change without notice, alternates to be of like quality.

KITCHEN

- Solid wood kitchen cabinets (vaneer doors and sides for stability)
- Choose from several cabinet stain colors
- Choose from multiple cabinet door styles
- Easy close cabinet doors and drawers
- Dovetail cabinet drawer construction
- Choose from several granite counters and 4" backsplash colors
- LED lighted soffit over kitchen cabinets
- LED under-cabinet lighting
- Frigidaire Gallery 30" Stainless Steel 5 burner gas range
- Frigidaire gallery 26.8 ft³ energy star stainless steel French door refrigerator with freezer on bottom
- Frigidaire Gallery 1.7 cubic foot Stainless Steel over-the-range exterior venting microwave
- Frigidaire Gallery 24" Energy Star Stainless Steel dishwasher
- 1/2 hp dura drive induction motor garbage disposal
- Choose either a single bowl or double bowl stainless steel sink
- Kohler kitchen sink faucet (limited lifetime warranty)

UNDERGROUND UTILITIES

- Town Water
- Town Sewer
- Telephone, Cable Television, **High Speed Fiberoptic Internet**
- Metered propane gas for heat, hot water, and cooking fuel at a discounted price

OTHER AMENITIES

- Community Lot Gazebo
- Walking trail from the subdivision to 20+- miles of trails on the 500+ acre Mt. Sugarloaf Reservation
- Streetlights (at project completion)
- Sidewalks (at project completion)
- Shrubs and trees on every lot

EXTERIOR UPGRADES

(See the "Available Upgrades" booklet for more information on these and other products)

- 16'x16' fenced garden enclosure
- 16'x16' fenced dog enclosure (strict rules, see developer)
- 4 season room, 3 season room, all season sun room
- 3-foot extension of the back living room wall for added finished space (1500sqft sized unit only)
- 4-foot extension of back master bedroom wall for extra finished space. (1310sqft size unit only)
- Front entry screen/storm door

BATHS & LAUNDRY

- Ceiling / mirror lighting and fan with light in baths
- Choose either a one piece fiberglass shower with seat or a one piece fiberglass tub/shower for each bath
- Confrot Height Toilet with elongated bowl
- Kohler 4" on-center faucet (limited lifetime warranty)
- Electrolux Energy Star Washer and Dryer in mudroom (rated most efficient 2016) *Check out Upgrade Page online for pricing to add water line for the dryer steam cycle.
- Quality brushed nickel towel bar, toilet paper holder, towel hook and curved shower rod
- Granite top laundry storage cabinet in mudroom of the 1310 sq ft unit only
- Window in mudroom / laundry
- Several choices of porcelain tile floor
- Delta fixtures for the showers and tub/showers (limited lifetime warranty)
- 24" and 36" bath vanities with your choice of granite countertops

INTERIOR UPGRADES

(See all upgrade options on our standard options and upgrades page on our website)

- Gas fireplace with mantle and surround
- Gas woodstove
- Upgraded kitchens
- Second bay with 8' x 23' storage room behind the second bay
- Dimmer Package: Dimmers in Master Bedroom (1), 2nd Bed Room (1) Living Room (1), Dining Room (1), Kitchen (3). *Only sold as a package*
- Add another linen or storage closet
- First floor storage units between garages and master bedrooms

(See the upgrade options checklist located in the upgrade booklet for all offered upgrade options and pricing)

Welcome Home!

Take a tour of the development (by appointment) to view completed homes and homes under construction.

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