

20 EAST CENTRAL AVE., PAOLI, PA

ELEGANT DESIGNER INTERIORS

- Efficient gas fireplace with painted mantle
- Impressive two-story vaulted family room ceiling
- Dramatic 2 story staircase, varies per model
- Custom oak stair rail and staircase with painted risers
- Classic 9' or volume ceilings on first level, 9 foot basement, and 8 foot second floor
- Traditional chair rail wainscot molding in dining room
- Base board trim on first floor & 2nd floor
- Mud Room w/ large sink accessed from 2 Car garage
- Beautiful sunroom overlooking the backyard

MAGNIFICENT KITCHENS

- Century® 42" wall cabinets
- Stainless Steel appliances
- Granite countertops
- Under mount stainless steel sink
- Stainless dishwasher
- Moen® Designer one touch faucet
- Ice maker water line
- Recessed lighting package
- Convenient center island with base cabinets
- Custom Built in Pantry by Century
- Hardwood flooring on entire 1st floor and 2nd floor landing

LUXURIOUS BEDROOMS AND BATHS

- Sumptuous owner's suite w/ spacious walk-in closets
- Lavish master bath with soaking tub, ceramic tile shower, double sinks, and linen closet
- Custom wood vanities with cultured marble tops and mirrors in all 2nd floor baths
- Princess Suite with Full bath
- Ceramic tile flooring in all baths
- Moen® Monticello faucets in all baths
- Dramatic strip lighting in all baths
- Rough Plumbing for full bath in basement included
- Second Floor Laundry Room

QUALITY CONSTRUCTION FEATURES

- MI white single hung, vinyl windows with grills between panes and low E energy efficient glass
- 9' poured concrete full basement w/ drainage system
- Basement waterproofing system

- GAF Architectural roof shingles w/ 30 year warranty
- Truss Joist engineered floor system
- Engineered roof system
- Custom Owens Corning cultured Stone front where shown
- Designer vinyl siding on sides, rear, & front as shown
- Paneled shutters on front windows (depending on windows)
- Durable seamless aluminum gutters, downspouts, soffits & fascia
- Steel I-beam construction
- Poured concrete basement walls
- Garage Opener
- Standing Seam metal roof where shown
- 3rd Floor storage area w/ pull down stair access
- Walk up concrete stairs from the basement with double door
- Standard Egress window in the lower level for future optional 5th Bedroom
- Unfinished basement is 1,815 s.f. of additional space that is not included in the square footage listed

ENERGY EFFICIENT DESIGN

- Clean economical natural gas heating
- Central air system
- Energy efficient 13 SEER rating
- 95% efficiency rated Energy saver package
- 50 gallon quick recovery gas hot water heater
- Large laundry room, R-30 ceiling insulation & R-13 exterior wall insulation
- Tyvek® wrap on all exteriors for added energy efficiency
- Moen® water saver plumbing fixtures
- All windows & doors caulked & fully insulated

LANDSCAPING UTILITIES & IMPROVEMENTS

- Attractive landscaping package in front of home
- Professionally sodded front lawn
- Asphalt driveway
- Electronic smoke detectors with battery back-up system
- Exterior lighting at entry & garage doors
- Dead bolt front entry lock
- Vinyl coated shelving in closets
- Front door chimes

All features are subject to change without notice.
Builder is not responsible for errors and omissions. 07-14.