

Standard Features

◆ Community Highlights

- Breathtaking views of Budd Lake
- Convenient to all major highways
- Homesites averaging in excess of 1/4 of an acre
- Cul - de - sac streets
- Abundant, open space
- Professionally graded and landscaped homesites
- Belgium block curbs
- Underground utilities
- Public water and sewer

◆ Dramatic Exteriors

- Architect - designed, custom - detailed exteriors
- No - maintenance, vinyl siding by Certain Teed
- Dimensional roofing shingles with a 30 year warranty
- Ice and shield
- Vinyl soffit and fascia
- Energy - efficient Anderson windows
- Energy - concious insulated exterior doors
- Landscape package with fully sodded front yard
- Partial brick/stone facade
- 2 car garage

◆ Gracious Interiors

- 9 ft ceilings on the first floor
- Dramatic foyers with choice of ceramic tile or hardwood flooring
- Elegant hardwood flooring in dining room
- Custom staircase with oak railings
- Classic raised six panel doors
- Ceramic tile in powder room and main and master baths
- Fireplace
- Laundry room (as per plan) with hook - ups for washer and dryer

◆ Elegant Master Baths

- Sumptuous 6 ft Jacuzzi tub
- Separate stall shower
- Abundant closet space

◆ Gourmet Kitchens

- Cabinetry choice of raised panel with traditional stain or pickled finish or European design
- G. E. range, dishwasher and space saver microwave
- Large stainless steel sink
- Spacious sunlit breakfast dinette area
- Laminate countertops with choice of color
- No - wax vinyl floor in kitchen, dinette and laundry area

◆ Energy - Efficient Quality Construction

- Engineered one/two zone heating and cooling systems for energy and financial savings
- 150 Amp electrical service
- Pre - wired for cable TV and telephone outlets
- Comfort and savings with R13 wall insulation and R30 flat ceiling insulation
- 75 - gallon hot - water heater
- Smoke detectors throughout
- Ten year home owners warranty

