

STANDARD FEATURES

Three Bedrooms, (Optional 4th) two and one half baths

Low Maintenance Exterior

- Maintenance free vinyl siding
- Tyvek house wrap
- White aluminum gutters and down spouts
- Aluminum fascia and vinyl soffit
- Two - car front entrance garage
- Macadam driveway
- Shutters on front of house
- Professionally seeded lawn
- Concrete walk from front door to driveway
- Convenient exterior hose bibbs and weather protected electrical outlets
- Underground utilities
- 25 - year roof shingles

Quality Construction

- 9' high ceiling (first floor only)
- Full poured concrete basements with under slab drainage system
- Pre - wired phone and TV outlets
- 2nd floor laundry
- Plush wall to wall carpeting
- Easy care no wax vinyl flooring in kitchen, laundry and baths
- Drywalled garage
- Hardwood flooring in entrance foyer
- Smoke detectors on each floor
- Spacious closets with vented shelving
- Public water / sewer
- Door chime
- Raised panel interior doors
- Patio door with low "E" argon vinyl - insulated glass
- Copper water lines

Designer Kitchen

- Self cleaning GE electric range (gas range optional)
- GE microwave
- GE time saving dishwasher
- Stainless steel sink
- Custom designed wood cabinets
- Moen faucets
- 42" cabinetry
- Garbage disposal
- Laminated countertops

Designer Bathrooms

- First floor powder room with pedestal sink
- Full width mirrors over vanities
- Wood vanity with cultured marble top
- Easy maintenance fiberglass tub / shower unit
- Double bowl sink master bath
- White bath fixtures

Energy Efficient Package

- Gas fired hot air heating system
- Central air conditioning
- Low E argon gas windows
- Maintenance free low "E" argon vinyl - insulated windows with screens (grids on front windows only)
- 200 amp electric service
- 50 gallon gas hot water heater
- Natural gas
- Electric supplied by Met Ed
- 90+ Heaters (high efficiency)