

THE HIGHLIGHTS

- **Quiet Community** with a beautiful country setting in close proximity to shopping hubs, cultural areas and events, fine dining, and more.
- Award-Winning and nationally recognized **West Chester Area School District – Rustin High School**.
- Quick and easy access to all major thoroughfares.
- Elegant Homes in a private setting where **each lot** backs to **preserved open space**.

THE DISTINCTIONS

- **Five inspiring models** designed by award winning Architectural Firms.
- All Models offer an exquisite combination of **Stone detail** and vinyl siding exterior elevations.
- **Four Bedrooms with Three Full Baths and one Powder Room** are offered in most models.
- Classic **Hardwood Floors in Foyer, Kitchen Areas, Family Entry and Powder Room** create a warm and inviting atmosphere.
- Charming Family Room boasts a **42" wood-burning fireplace** with slate surround and hearth and elaborate painted mantle.
- A **Striking Landscape Package** that includes **Sodded Front and Side Yards** that refines the beauty of your home.
- 2 Car Garages with **upgraded Carriage style, insulated garage doors with remote opener** and **Brick Paver Driveways**.
- A stately driveway **lamppost adds** traditional flair

THE PERSONAL TOUCH

- While our floor plans offer plenty of flexibility, a buyer is welcome to **personalize the home with custom designs and finishes**.
- One on One time in our **Design Studio** with a professional planner for all your customizing and selection needs.
- Buyers may further customize the home by choosing from a **vast array of styles and finishes for all the cabinetry and countertops**.
- **An extensive collection of species hardwood flooring, ceramic tile styles and unique hardware** will compliment the specific design ideas a buyer chooses to incorporate.

THE INTERIOR FEATURES

- **9ft ceilings throughout the 1st and 2nd Floors** enhance the dramatic and spacious interior allowing the natural light to flow throughout the rooms.
- **5 ¼" baseboards, 3 ¼" casing for windows and doors and Continental Style, 2 panel smooth Interior Doors with aged bronze hardware** throughout the home are a sampling of the millwork detail enriching the beauty of each room.
- **3 piece crown molding in Dining Room and Formal Powder Room** create a custom finish.
- **6 Communication Tech Ports** to help keep you connected with the latest technology throughout your home.

THE GOURMET KITCHENS

- Recessed lights illuminate 42" **Century Cabinets** while the **Granite Countertops** create an ageless appeal.
- **GE Stainless Steel Appliances** add an impressive finishing touch for any home chef to enjoy.
- Durable **Stainless Steel Sink** and **Kohler** faucet offer a desired and dramatic detail.

THE SOPHISTICATED BATHS

- Luxurious Master Bath includes ceramic tile floor, a ceramic tile shower enclosure, **Kohler** sinks and faucets and **Granite Tops**.
- Guest Baths feature **Kohler** faucets, tubs with tile surround, ceramic tile flooring, and cultured marble tops.
- Formal Powder room with **Kohler pedestal sink**, oval beveled mirror, and **hardwood flooring** offer a sophisticated style.

QUALITY ASSURANCE & ENERGY EFFICIENCY

- With a **focus on green materials, and high efficiency products**, the homes are designed and built to offer a buyer the advantage of significant energy cost savings over older resale homes.
- Top of the line insulation package includes **R-19 insulation** in 2x6 exterior walls and **R-38 insulation** in all attics.
- High quality, **Silverline by Andersen Double Hung Windows** with LowE, Argon Glass which include interior grids and screens allow for additional energy efficiency.

SAFETY FIRST FOR EVERY HOMEOWNER

- Hardwired smoke detectors with battery back up in every bedroom and on each floor safeguard your family.
- 200 amp Electrical service with GFI outlets installed for protection.
- 75 Gallon Direct Vent Hot Water Heater.
- Pre-piped for radon evacuation.

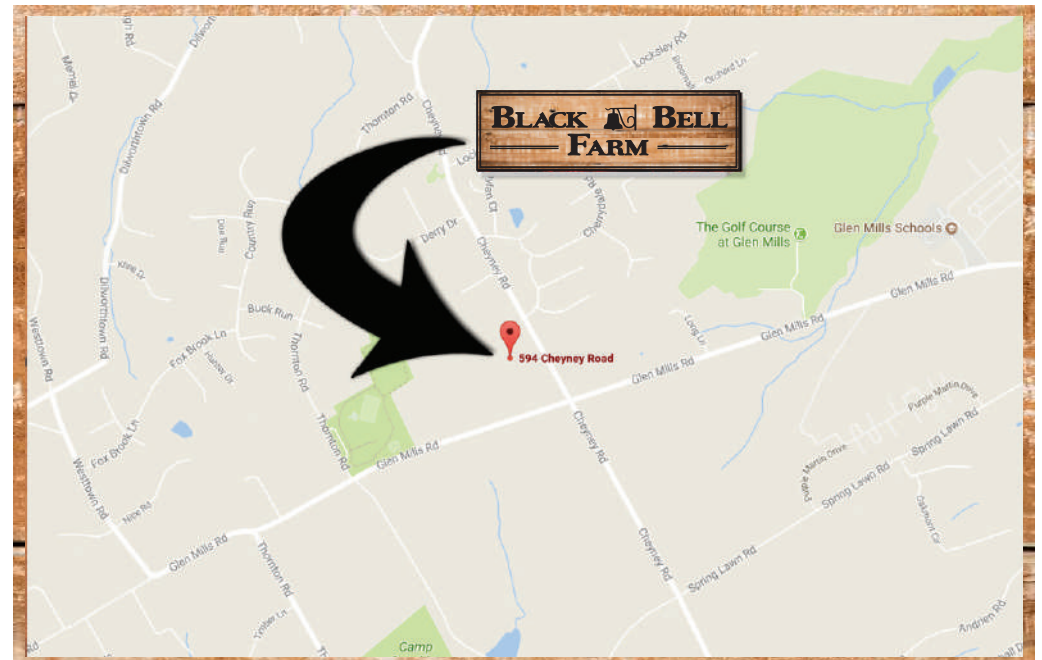
THE BUILDERS QUALITY ASSURANCE & WARRANTY

- QBW **10 Year Transferrable Warranty**
- The Builders comprehensive Inspection Policy
 1. Walkthrough 7 days prior to settlement
 2. Walkthrough day of settlement
 3. Walkthrough 30 days after settlement
 4. Walkthrough 11 months after settlement

The Builder reserves the right to supplement any of the materials listed on this form with equal or better than materials. All Dimensions, Plans and Pricing are subject to change without prior notice.

QUALITY CONSTRUCTION

- All basement foundations are **waterproofed** and are designed with an exterior and interior perimeter drain system.
- Sturdy stick-framed construction with **2x6 exterior walls** that provide strength and stability.
- A **Stick Framed Roof** allows for **Usable Attic Space**.
- Drywalled garage with **insulated garage doors**.
- Convenient **public sewer, public water, natural gas** and underground utility service.



594 CHEYNEY ROAD | GLEN MILLS, PENNSYLVANIA