

DISTINGUISHING STANDARD FEATURES

ELEGANT EXTERIORS ARE EASY TO MAINTAIN

- **Ultra- Exclusive 10 acre Gated Enclave** Situated in 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
- **Prestigious Homes** in a Private Setting with **Large Home sites**
- **Stone and James Hardie HardiePlank® Lap Siding**
- **Historic** Stone Entrance Walls
- **Flagstone Front Porch** with **Brick Paver Walkways** and Lush Landscaping
- Public Water

EXQUISITE INTERIORS

- **Five Bedrooms**, Three Full Baths and a Powder Room in Most Models
- **Walk out Finished Basement (1200 +/- sq. ft.)** with Powder Room and 9' Poured Concrete Foundation Walls
- **Wide Plank Hardwood floors** in Foyer, Kitchen, Eating Area, Dining Room, Family Room, Living Room, Mudroom and Powder Room; Oak Main Staircase
- **Nine-Foot** Ceilings on all Floors
- **Stone 42" Wood Burning fireplace** in Great Room with Oak Mantle
- **10 Communication Tech Ports** to help keep you Connected with the Latest Technology throughout your Home

DESIGNER KITCHENS

- **Century Carriage House** "Soft Close Drawers and Doors" Cabinetry
- **Thermador** Stainless Steel Appliance Package
- **Granite** Countertops
- **Extra Large** Under-Mount Stainless Steel Sink

OLD WORLD MOLDING & MILLWORK

- **X-Large 6 ¼" 1 Piece Crown Molding** in Foyer, Dining Room and Formal Powder Room.
- **7 ¼" Baseboards, 3 ¼" Casing** for Windows and Doors
- Continental Style, 2 panel **Solid Core Interior Doors** with Aged Bronze Hardware throughout the Home
- **Coffered Ceiling** with 1 Piece Crown Molding

SOPHISTICATED BATHS

- **Century Cabinetry**
- **Granite** Countertop in Master Bath
- **Frameless Shower Door** in Master Bath
- **6' Soaking Tub** in Master Bath
- **Kohler 24" Memoirs** Pedestal Sink in Powder Room

ENERGY EFFICIENT CONSTRUCTION

- **Energy Efficient** Maintenance-Free Materials
- **Top of the line** Insulation Package includes R-19 Insulation in 2x6 Exterior Walls and R-38 Insulation in all Attics
- **Andersen Series** Low "e" Argon Glass Windows
- **Dual Zone HVAC** with Programmable Thermostats
- **Central Air Humidifier**

THE PERSONAL TOUCH

- Floor Plans Offer Plenty of Flexibility to **Personalize the Home** with **Custom Designs** and **Finishes**
- Buyers may Further **Customize** the Home by Choosing from a Vast Array of Styles and Finishes for all Cabinetry and Countertops
- **Extensive Collection** of Species Hardwood Flooring, Ceramic Tile Styles and Unique Hardware to Complement the Buyer's Specific Design Ideas

SAFETY FIRST FOR EVERY FAMILY

- Hardwired Smoke Detectors with Battery Backup
- Smoke/Carbon Monoxide Detectors on each Floor
- **Tankless** Hot Water Heater
- Interior/Exterior Basement Drain System

QUALITY CONSTRUCTION

- **Nine-foot high**, Ten-Inch Concrete Basement Walls Provide for a Strong and Durable Home
- **Sturdy stick-framed** Construction with **2x6 Exterior Walls**
- **Spacious 3-car garage** which include Openers and Remotes
- **Dry walled and Painted Garages** with Insulated **Carriage Style Garage Doors** that include **Glass and Decorative Hardware**
- Two Exterior Electric Outlets and Two Exterior Hose Connections for Convenient Outdoor Activity Use
- Easily Accessible Washer and Dryer Hookups

THE WARRANTY

- **QBW 10 Year Transferrable Warranty**
- Limited One Year Home Warranty
- Walkthrough 7 Days prior to Settlement
- Walkthrough Day of Settlement
- Walkthrough 30 Days after Settlement
- Walkthrough 11 Months after Settlement

