

DISTINGUISHING FEATURES

THE HIGHLIGHTS

- Intimate **Turn-Key Lifestyle**, just a short walk into downtown West Chester.
- Award-Winning and nationally recognized **West Chester Area School District**.
- Quick and easy access to the local train stations and all major thoroughfares.

THE DISTINCTIONS

- All Models offer an exquisite **Brick** detail, and vinyl siding exterior elevations.
- **Three Bedrooms with Three Full Baths and one Powder Room** are offered in all models with an option for a 4th Bedroom.
- All models come with an **Enlarged TimberTech Deck and Front Porch**.
- **Engineered Hardwood Floors on Entire Living Level & Sleeping Level Hall & Laundry Room** create a warm and inviting atmosphere.
- A **Striking Landscape Package** that is professionally maintained through the COA, refines the beauty and privacy in the community without creating effort for the homeowner.
- Access to rear of Community is surrounded by **Estate fencing** with **coded access** to create safety, peace & privacy to homeowners.
- 2 Car Garages with **Clopay Bridgeport style, insulated garage doors with remote openers**.

THE INTERIOR FEATURES

- **9ft ceilings on most finished floors of the home** enhance the dramatic and spacious interior allowing the natural light to flow throughout the rooms.
- **Craftsman Style 1" x 6" and 1" x 4" casing for windows and doors** throughout the home are a sampling of the millwork detail enriching the beauty of each room.
- Monroe Style, 2 panel smooth, **Interior Doors** with hardware adds to a classic interior finish.

THE GOURMET KITCHENS

- Recessed lights illuminate **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, and **Kohler** faucets.
- 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.

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 **Megill Homes' 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.

QUALITY ASSURANCE & WARRANTY

- With a **focus on green materials, and high efficiency products**, the homes are designed and built to comply with PA Act 222, offering a buyer the advantage of significant energy cost savings.
- Top of the line insulation package includes **R-21 insulation** in 2x6 exterior walls and **R-38 insulation** in all attics.
- High quality, **Harvey Windows** with interior grids and screens allow for additional energy efficiency.

DISTINGUISHING FEATURES

SAFETY FIRST FOR EVERY HOMEOWNER

- Fire Sprinklers, per West Chester Borough Building Code, are located on every floor.
- 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.

QUALITY CONSTRUCTION

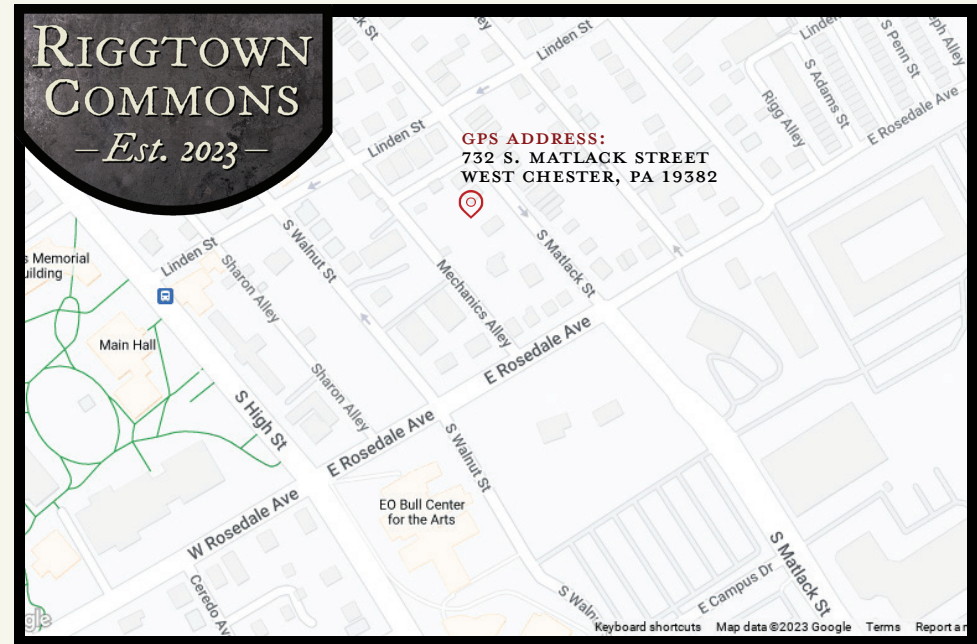
- Sturdy stick-framed construction with **2x6 exterior walls and OSB Roof & Wall** sheathing provide rigidity and stability.
- Drywalled and painted garage with **insulated garage doors**.
- Convenient **public sewer, public water, natural gas** and underground utility service.

THE BUILDERS 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.

PRIME LOCATION

Riggtown Commons is downtown West Chester new walkable community. Enjoy the convenience of living within walking distance of downtown West Chester shops, restaurants, courthouse, and public transportation. Commuters will also benefit from quick access to Route 1, I-95, I-476, and Philadelphia International Airport.



732 S. MATLACK STREET | WEST CHESTER, PA

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.



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