

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 **Great Valley School District**.
- Quick and easy access to all major thoroughfares.
- **Large ½ Acre Homesites** allow for optional **3 car Garages**.

THE DISTINCTIONS

- **Four 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 36" **Direct Vent Fireplace** with slate surround and hearth and elaborate painted mantle.
- A **Striking Landscape Package** that includes **Sodded Front, Side and Rear Yards** that refines the beauty of your home.
- Side Load 2 Car Garages with **upgraded Carriage style, insulated garage doors with remote opener** with an Option for a third.
- 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 Monroe Style, 2 panel smooth Interior Doors with Black hardware** throughout the home are a sampling of the millwork detail enriching the beauty of each room.
- **Extra Large 1 piece 6 ¾" crown molding in Dining Room and Formal Powder Room** create a custom finish.
- **Oak Treads with Painted Risers on the Main Stair Case** add durability, classic style and are easy to maintain.

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.
- **Subway Style 3" x 6" Tile Backsplash** only accentuate the beauty of the kitchen.

THE SOPHISTICATED BATHS

- Luxurious Master Bath includes **12" x 12"** ceramic tile floor, a **Subway Style 3" x 6"** ceramic tile shower enclosure, **Kohler** sinks and faucets and **Granite Tops**.
- Guest Baths feature **Kohler** faucets, tubs with tile surround to **Ceiling Height**, 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 HOME AUTOMATION DETAILS

- **Wi-Fi Programmable Thermostats** help reduce energy cost.
- **The Schlage Encode™ Wi-Fi Deadbolt** gives you total control and peace of mind at your fingertips
- **Garage Door Openers enabled with Wi-Fi** adds simplicity and safety to your daily lives.
- **6 Communication Tech Ports** to help keep you connected with the latest technology throughout your home.

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.



120 SPROUL ROAD | MALVERN, PENNSYLVANIA

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-21 insulation** in 2x6 exterior walls and **R-38 insulation** in all attics.
- High quality, **Jeld-Wen Windows** with Low E, Argon Glass which include interior grids and screens allow for additional energy efficiency.

QUALITY CONSTRUCTION

- All basement foundations are **poured concrete, 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.
- Drywalled and Painted garage with **insulated garage doors**.
- Convenient **public sewer, public water, natural gas** and underground utility service.

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.*