



MANOR HOMES STANDARD FEATURES

Manor Home Features:

- Ranches, two-story homes and two-story homes with first floor Master Bedrooms
- Family size homes with up to 4 bedrooms and 2 ½ baths
- Energy Star® homes certified by independent inspectors
- First floor 9-foot ceilings
- Master suites with private Master Bathrooms
- Walk-in closets in all Master Bedrooms and many of the secondary bedrooms
- First or second floor laundry rooms per plan
- Conveniently-located linen closets
- 1-Hour, UL-listed party wall system with sound insulation
- 10-year, no-deductible warranty provided by Professional Warranty Service Corporation

Kitchen Features:

- Quality-built Aristokraft cabinets in oak, hickory, maple, cherry or white thermofoil
- Spacious kitchen pantries
- Double bowl stainless steel kitchen sink
- Moen lavatory and bath/shower faucets
- Garbage disposal
- Microwave, dishwasher, range hood and gas range
- High Definition laminate countertop with beveled edges

Bathroom Features:

- Quality-built Aristokraft vanities in oak, hickory, maple, cherry or white thermofoil
- Cultured marble vanity countertops
- Separate fiberglass tub and shower units
- Moen faucets
- Chrome light bars

Mechanical Features:

- 90%+ high efficiency gas furnaces
- 13.0 Seer energy-efficient central air conditioning
- Programmable electronic thermostat
- High efficiency, 40-gallon water heater

Electrical Features:

- Pre-wired for three cable television outlets with RG6 coaxial cable
- Pre-wired for three telephone outlets with Category 5 data-ready wiring
- 200 amp electrical service
- Direct-wired smoke detectors with back up battery in bedrooms, hallways and basement
- Copper electrical wiring
- Exterior GFI-protected electrical outlet provided at every exterior door
- Thomas Lighting brushed nickel light fixture package

Interior Features:

- Fully-insulated full basements
- White Colonist millwork and interior doors
- Schlage interior & exterior brushed nickel door hardware including security deadbolts at all exterior doors
- Cultured marble window sills
- Ceramic tile flooring at Foyers, Kitchens and all Bathrooms, sheet vinyl at Laundry/Utility Rooms

Exterior Features:

- Maintenance-free brick veneer and vinyl clad walls
- Maintenance-free aluminum seamless gutters, downspouts, soffit and fascia
- Professionally-landscaped community with planting packages at each fully-sodded homesite
- 30-year architectural shingles
- Low-emissivity vinyl windows with argon-filled glass
- Two frost-proof exterior hose bibs
- Garage door opener with 2 remote controls
- Concrete front porch
- Asphalt driveway

