



Quality Interior Features

9' ceilings on garage level
9' ceilings on first floor
9' ceilings on second floor
Brushed nickel door hardware
3 bedrooms
Oak tread stairs at all levels
Prefinished hardwood flooring throughout first floor
Choice of wall-to-wall carpeting
Choice of vinyl flooring in laundry
Ceramic tile master bath flooring
Master bath shower wall tile with sliding glass door
Kitchen - 42" wall cabinets with crown molding and hardware
Bath cabinets
Stainless steel single bowl under mount kitchen sink
Single lever kitchen faucet
Whirlpool or GE Stainless Steel Appliance Package Includes:
 Micro hood with gas range and self-cleaning oven
 Dishwasher
 Garbage disposal
Choice of level 1 granite countertops in the kitchen
2-panel square interior doors
Abundant closets with ventilated shelving
2nd floor Laundry area
Drywall 1/2" glued, nailed, and screwed to minimize nail pops
Drywall Garage
Decorative interior lighting fixtures

Designer Bathroom Features

Vanity-width mirrors in full baths
2nd floor full baths with cultured marble vanity top and birch vanity
Fiberglass easy-to-clean shower/tub with surround
Choice of color-coordinated fixtures in all baths

GarnetValleyNewHomes.com 610.496.7135

Prices & Features subject to change without Notice. See Sales Associate for details. Subject to errors & omissions 2022 04 22
Seller reserve the right to make similar adjustments to standard features at its sole discretion.

Exterior Quality Features

Engineered Truss System (floor/roof)
Hardi, Siding on Front Elevation with Azek trim & Metal Roof Detail
30 year dimensional roof shingles with ridge vent
Maintenance-free vinyl siding with full and partial stone fronts
Aluminum rain gutter and downspouts
Silverline or MI full-screened, vinyl windows
Maintenance free vinyl shutters
Designer coordinated exterior color palette
2 car Garages standard (per plan)
Weatherproof outdoor electrical outlet - front & rear
Exterior lights front & rear
2 exterior hose bibs
Durable poured concrete foundation
Asphalt driveway
Landscape Package
Grass front yard with landscaping (if applicable)
Seeded and graded side and rear yards

Energy Efficiency

R-38 rated ceiling insulation
R-19 sidewall
Foam and fire caulk at penetration areas
50 gallon quick-recovery, glass-lined hot water heater
Water-saving plumbing fixtures
High efficiency, gas-fired, +95 direct vent, forced hot air heat
Central air conditioning (13 SEER) for high energy efficiency

Utility Features

Public Water
Public Sewer
Underground telephone and gas
PEX water supply plumbing system or similar
Connection for clothes washer with standard drain pipe
Electrical outlet (220 volt) for electric clothes dryer
Smoke detectors with safety alarm
Pre-wiring for 2 cable television jacks
200 amp electrical service