



Standard Features List

Superior Construction and Energy Efficiency Highlights

- 90+% efficiency Carrier/Bryant Air Conditioning and Furnace units
- High performance Anderson Windows
- Energy Star Qualified water heater
- 2"x6" wall studs with R-21 Insulation
- Insulated Basement Walls
- Blown in attic insulation
- Masonite Insulated Exterior Doors
- Air infiltration reducing house wrap
- Three Car garage with insulated 9"x7" OH doors
- Azek exterior trim
- Timberline architectural roof shingles with 30 year warranty
- Poured concrete 10" basement walls
- Full unfinished basement with three-piece rough in for full bath
- Asphalt Driveway
- Exterior lighting package
- James Harding siding and stone on front façade
- Maintenance free vinyl siding on rear and sides
- Aluminum gutters and downspouts

Millwork and Architectural Features

- Hardwood flooring in grand entrance, foyer, living room, kitchen, breakfast area, family room and office
- Oak staircase with oak rails
- One panel interior doors with detailed casing
- Over-sized 8' doors-1st floor
- Custom craftsman style moldings throughout the home
- Stain resistant carpeting
- Schlage door hardware

Designer Interiors and Luxury Living Features

- Low-VOC products
- Expansive 10" ceilings on the first floor, 9" on the second floor
- Study/Library and convenient secondary stairway to upper level
- Energy Star qualified appliances
- Traditional chair rail in formal dining room
- Designer fireplace in family room with marble surround and painted mantle

Gourmet Kitchen

- Beautifully crafted Eco friendly 42" Makellos cabinetry with dovetail, soft close drawer construction
- 25-cu foot refrigerator enclosure
- Kitchen Aid stainless steel appliance package
- Stainless steel undermount sink
- Level 2 quartz countertops
- Ice maker rough in
- Water-conserving fixtures by Moen
- Recessed lighting package
- Oversized kitchen island

Lavish Owner's Bathroom

- Soaking tub
- Dual sinks with wood Makellos 35' extended height vanities with a Level 2 quartz counter top.
- Porcelain tile flooring and surrounds
- Moen faucets

Secondary Baths

- Makellos vanity cabinets
- Level 1 quartz vanity tops
- Moen faucets and accessories
- Tile flooring
- Porcelain tile floors and shower walls
- First floor powder room with pedestal sink, hardwood floor and flat mirror

Conveniences

- Programmable thermostats with multiple heating and cooling zones
- Garage door remote openers
- Underground utilities including electric, cable, propane gas, on site sewer/well

**1668 Pickering Road
 Phoenixville, PA 19460
 *Chester County
 *East Pikeland Township
 *Phoenixville Area
 School District
 *4 bedroom, 3 full
 baths, 1 half baths
 *Approximately 3,719
 Sq Feet and 12+ acres*

Buyer Signature and Date

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*Subject to errors and omissions. Features subject to change. Our quality program starts at design inception with creation of precise construction drawings, specifying high quality materials, all the way through to the on-site supervision by experienced superintendents and project managers. Owner or Owners representatives welcome to inspect progress at any time. Owner orientation prior to settlement to ensure acceptance.