

# Standard Amenities



## *Interior Features*

- Site finished 3/4" oak hardwood flooring located throughout most of first floor
- Brass Emtek picture handle front door lock
- 9 foot ceilings throughout the first floor
- Wood burning fireplace in the living room with marble surround and custom floor to ceiling mantle
- Wood burning Superhearth fireplace in the family room with marble surround and wood mantle
- Custom staircase with stained oak handrail and treads
- Built-in cubbies in mud room
- Weathershield aluminum clad exterior windows with wood interiors, insulated glass with internal profile grilles
- Wall hung utility tub in laundry room
- Semi-finished attic storage area
- Expansive volume ceilings in all models per plan
- Formal and informal powder rooms

## *Interior Millwork*

- 7' 1/4" Colonial style baseboard trim
- 3' 1/4" Colonial style casings around windows and doors
- Two-piece crown moldings in foyer, living room, dining room and formal powder room
- Two piece chair railing in dining room
- Enlarged cased openings in foyer entries and arched openings as per Model

## *Safety Features*

- Security system
- Automatic sprinkler system
- Smoke detectors in every bedroom and on each floor

## *Elegant Exterior Features*

- Low maintenance Hardie Plank fiberboard cement siding
- Natural fieldstone and stucco facade as per plan
- Flagstone entrances at front door and mudroom door
- Three car garages with individual remotes, openers, and insulated doors
- GAF Timberline dimensional roofing shingles with 50-year limited warranty
- 12' wide driveway with turnaround area
- Low Maintenance Azek Cellular PVC exterior trim

## *Structural Components and Energy Efficiency*

- Full basement with 10" poured concrete walls and 9' ceiling height
- Multiple zone high efficiency forced hot air heating system with multiple zone high efficiency air conditioning
- Propane gas for cooking, heat and hot water
- 400 AMP electrical service
- Air infiltration sealant applied to reduce air penetration with fire stopping
- R-19 exterior wall insulation, R-30 attic blown-in fiberglass insulation, R-11 insulation on interior of basement walls
- 2" x 6" exterior wall framing
- Rub-R Wall waterproofing system on basement walls with lifetime warranty
- Builder's Homeowners Warranty program

## *Custom Kitchens*

- Custom kitchen plans for each model and each customer will have the opportunity to meet with Kitchen Representative and customize their own plan
- Carriage House cabinetry choice of oak, maple, cherry and painted cabinets
- Granite, Zodiac or Corian countertops with Corian undermounted sink
- GE Monogram appliances including double wall oven, cooktop with Grotto, dishwasher, microwave and refrigerator
- Convenient butler pantry with custom cabinetry
- Spacious pantry storage

## *Luxurious Baths*

- All Kohler fixtures including faucets, water closets, and tubs in all baths
- Whirlpool tub with tile surround in master bath
- 12" x 12" floor tile and Corian vanity tops in master bath
- 6" x 6" floor tile in all secondary baths

## *Locations and Design*

- Brick House Farm subdivision was developed around the original Brick House estate dating back to 1700
- Located in highly acclaimed Rose Tree Media School District and minutes to private and parochial schools
- Each homesite is a minimum of 3/4 acre in size
- Homes will be nestled on 63 sprawling acres with 24 acres of open space and walking trails
- Underground utilities
- Public water, private septic system