

The Whittaker



It is hard to compete with the luxurious comfort and convenience of the 2,647 square foot Whittaker. A dramatic two-story foyer, accompanied by a turned staircase, hint to the expansive two-story family and dining rooms just beyond the threshold of the kitchen; a palatial setting for hosting guests or just relaxing at home. The perfectly placed two-car garage offers easy transport of groceries to the kitchen pantry. The owner's

suite, conveniently located on the first floor, features a private bath and two large walk-in closets for ample storage space. The powder room and laundry complete the first floor.

On the second floor, find two additional bedrooms with walk-in closets and a generous shared full bath along with a loft/study space that overlooks the family and dining rooms below.



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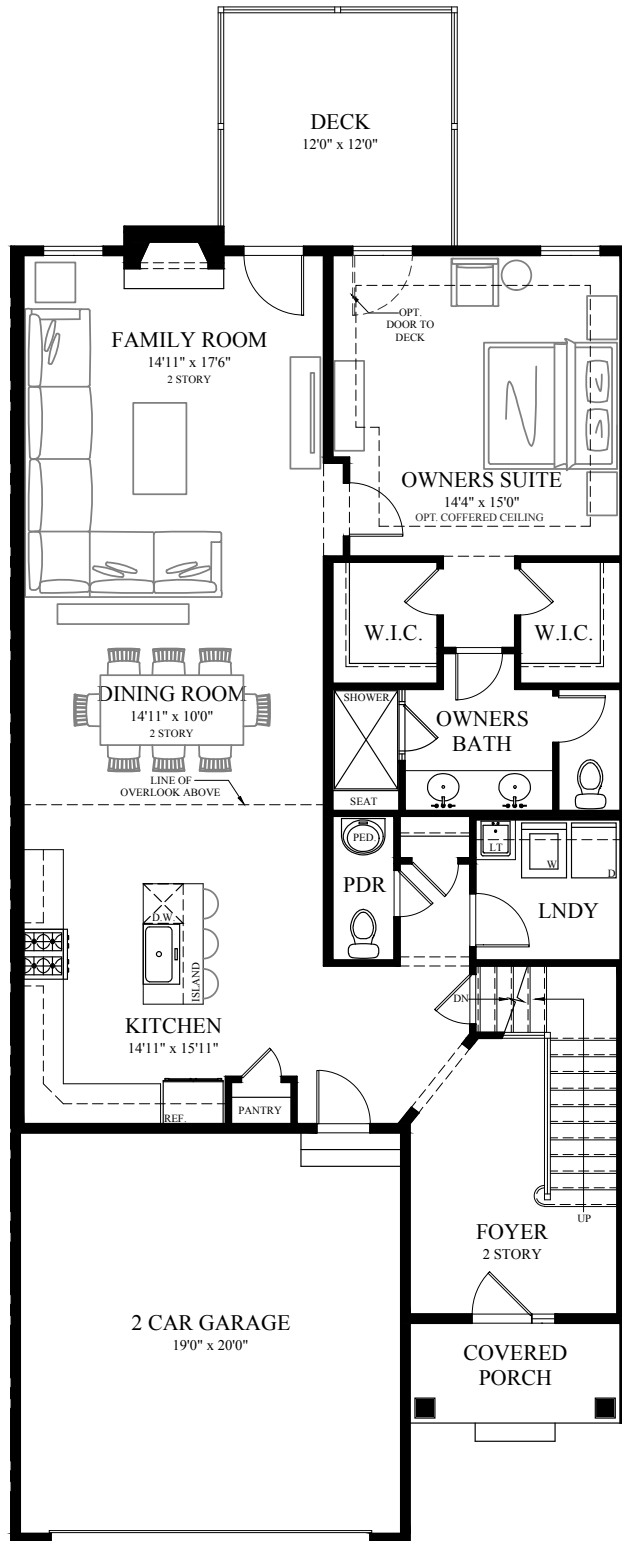


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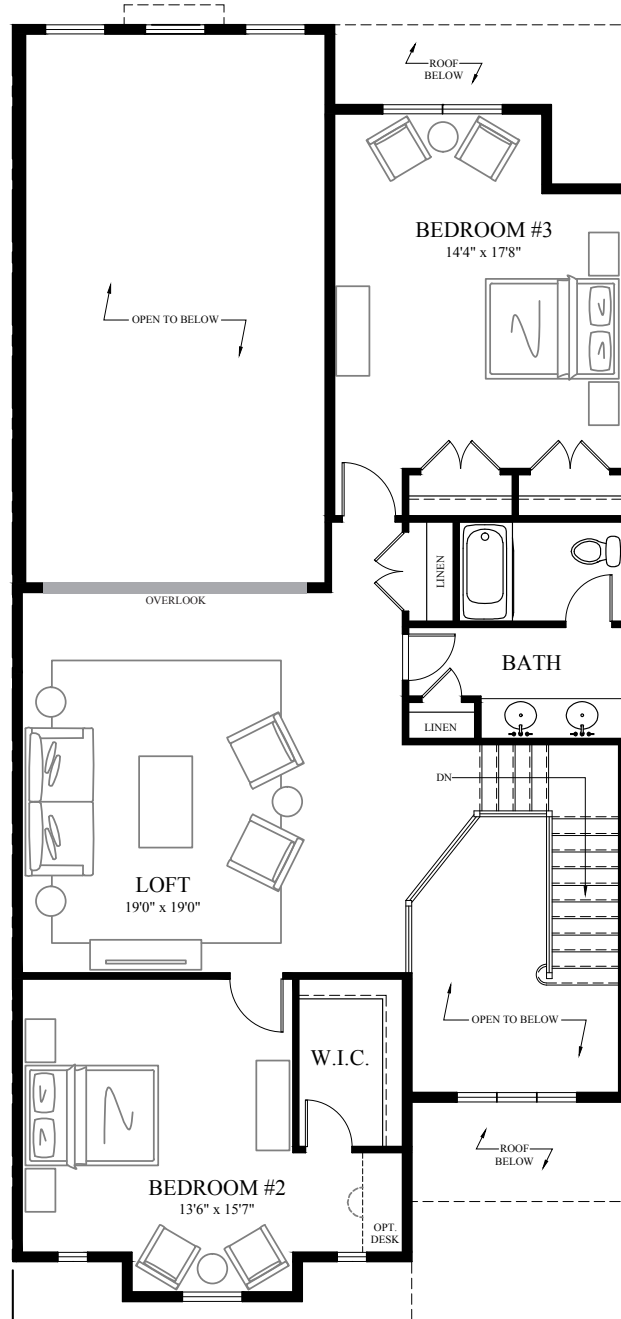
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FIRST FLOOR PLAN
9'-0" CEILING HEIGHT



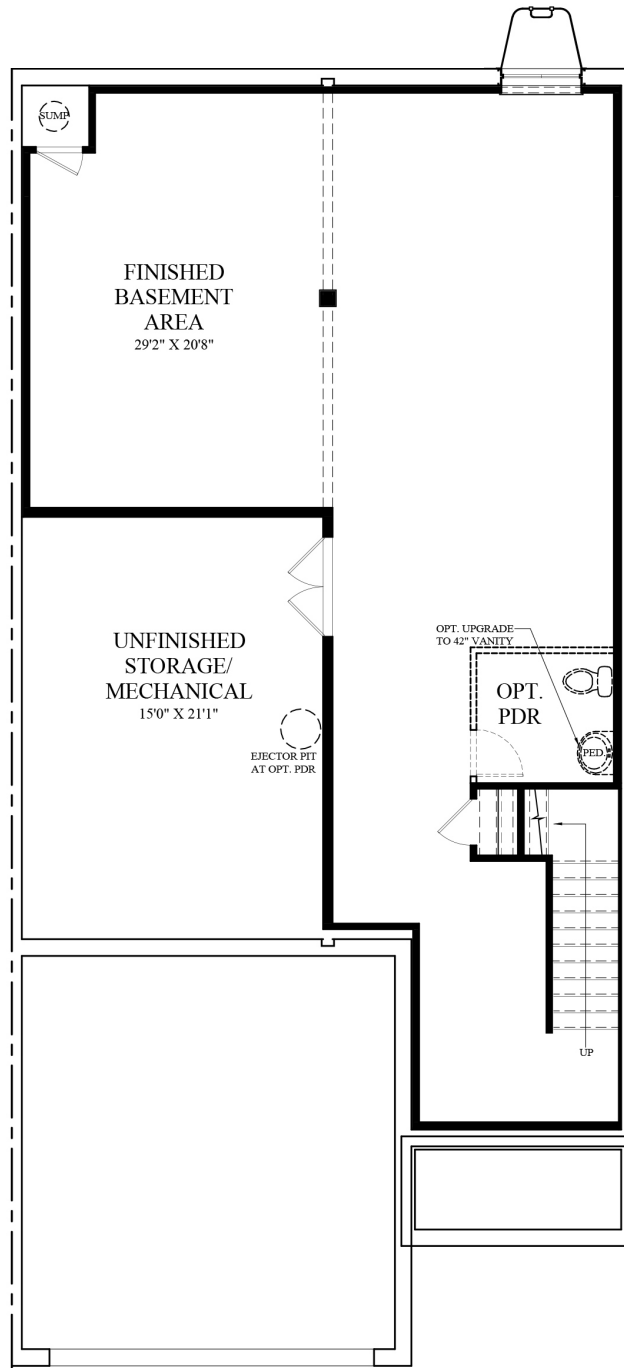
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SECOND FLOOR PLAN
8'-0" CEILING HEIGHT



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OPTIONAL FINISHED BASEMENT PLAN
9'-0" FOUNDATION WALL HEIGHT

Villa Features



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INTERIOR FEATURES

- 9' finished ceiling height on first floor and 8' height on second floor (subject to soffits and dropped areas per plan)
- Custom built foyer staircase with stained oak treads and painted risers, stringers, and newel posts. Basement stairs are yellow pine boxed sets with painted grey finish
- Direct Vent Gas Burning Fireplace in family room. Painted wood mantel with slate surround and hearth
- Upgraded painted casing trim and baseboards throughout
- All windows and doors are finished with wood jambs and trim
- Schlage interior door hardware throughout in choice of oil rubbed bronze or chrome
- Pre-finished 3 1/4" hardwood flooring in foyer, kitchen, breakfast room, dining room, mudroom and powder room
- Complete upgraded custom closet system in owner's bedroom closets. Ventilated wire shelving in remaining areas. Designer molded solid core doors (7'8" First Floor, 6'8" Second Floor)
- Shaw Carpet with Scotch Guard protection
- Laundry Room will have Designer Vinyl flooring
- Smart Home Ready Package including programmable thermostat



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SUMPTUOUS BATHS

- Designer Mirabella Signature faucets and bathroom accessories throughout
- 5' American Standard Signature Americast tub in secondary bathroom
- Custom granite tops in master bathroom and cultured marble tops in remaining full baths
- Mirabella pedestal sink in powder room
- Stone inspired 12" x 12" porcelain tile in owner's bathroom, secondary baths and designer vinyl floors in the laundry room
- Glass framed shower door in owner's bathroom
- Comfort height elongated commode in all baths

GOURMET KITCHENS

- Custom Century Cabinets with islands and 42" wall cabinets in a variety of finishes
- Granite counter and island tops with 4" granite backsplash
- Stainless Steel GE Profile Appliance Package
- 30" fire burner slide in gas range and Chef Connect overcounter microwave and dishwasher
- Push button garbage disposal with air switch
- Ice maker line to refrigerator
- Six recessed lights included



PAINTING

- Interior walls and ceilings to be painted bone white, two coats, latex, flat
- All interior woodwork will have two coats, semi-gloss, latex
- Garage interior to be painted Builder White
- Builder includes touch-up paint and stain for homeowners use

ENERGY EFFICIENT DESIGN

- York High Efficiency Gas Heating System
- High Efficiency Central Air Conditioning
- Fifty-gallon Bradford White High Efficiency gas water heater
- PEX water lines with Manibloc in Basement
- 200 AMP Electrical underground service
- Electronic smoke and CO2 detectors
- Pre-wired for three telephone jacks and three cable outlets
- Interior fire sprinkler system
- Energy saving R-38 insulation in all main ceilings and R-19 in all exterior walls
- Washer and Dryer electric hookups





LANDSCAPE FEATURES

- Front and side of lot is sodded, rear of lot to be raked and seeded
- Underground sprinkler system for sod area
- Professionally designed landscape package included with each home
- Driveway to be asphalt binder course and wearing course. Dimensions as shown on site plans

BEST-IN-CLASS STRUCTURAL DESIGN

- 2" x 6" exterior wall construction
- Steel I-beam and column construction with an engineered I-joist system for quiet floor design
- 9' high poured concrete basement walls with Delta Foundation Wrap and interior and exterior perimeter drain system with sump pump

EXTERIOR FEATURES

- Real stone veneer and James Hardie fiber cement bevel-lap siding as per Architect's Plans
- PELLA Lifestyle series, low "E" glazing, wood with maintenance-free exterior aluminum cladding
- ThermaTru 8' front door and sidelites as per plan
- GAF Timberline fiberglass asphalt roof shingles
- All gutters and downspouts to be aluminum, in builder selected colors
- Two exterior hose bibs and two exterior electrical outlets
- Cloplay "Coachman Series" two-car garage doors including remote-operated, overhead door opener and entrance keypad
- Anti-infiltration measure including professional caulking around all doors, windows and exterior walls
- Composite deck (deck size varies by model)



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