

Wingate Grand



The centerpiece of the 2,642 square foot Wingate Grand is its spectacular turned staircase. The elegant open concept design and thoughtful floor plan make it the perfect home for the most gracious hosts. You'll be at ease entertaining in the spacious two-story family room and gourmet eat-in kitchen. The sun-drenched breakfast area

with deck access caps off the first floor.

Upstairs, the luxurious owner's suite with its massive walk-in closet offers a perfect retreat. Two additional bedrooms with spacious closets, a shared full bath, and convenient laundry complete this elegant home.



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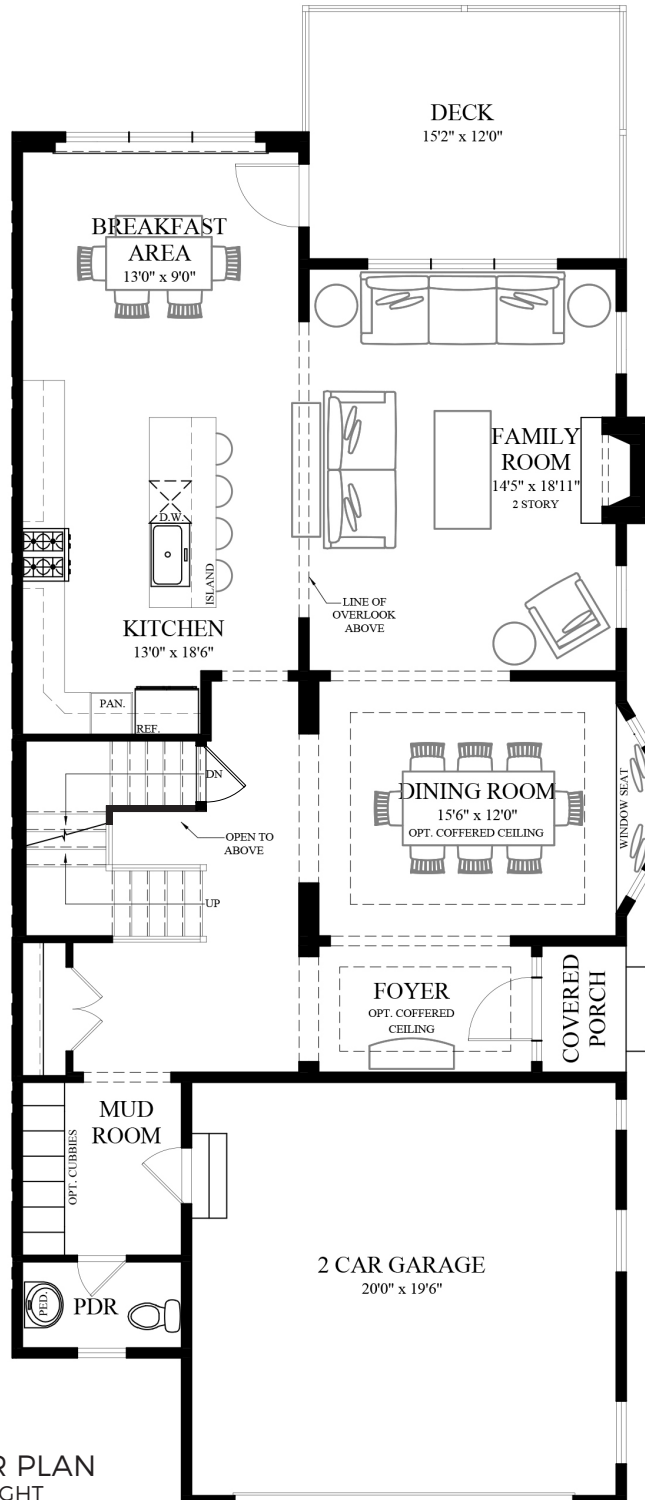


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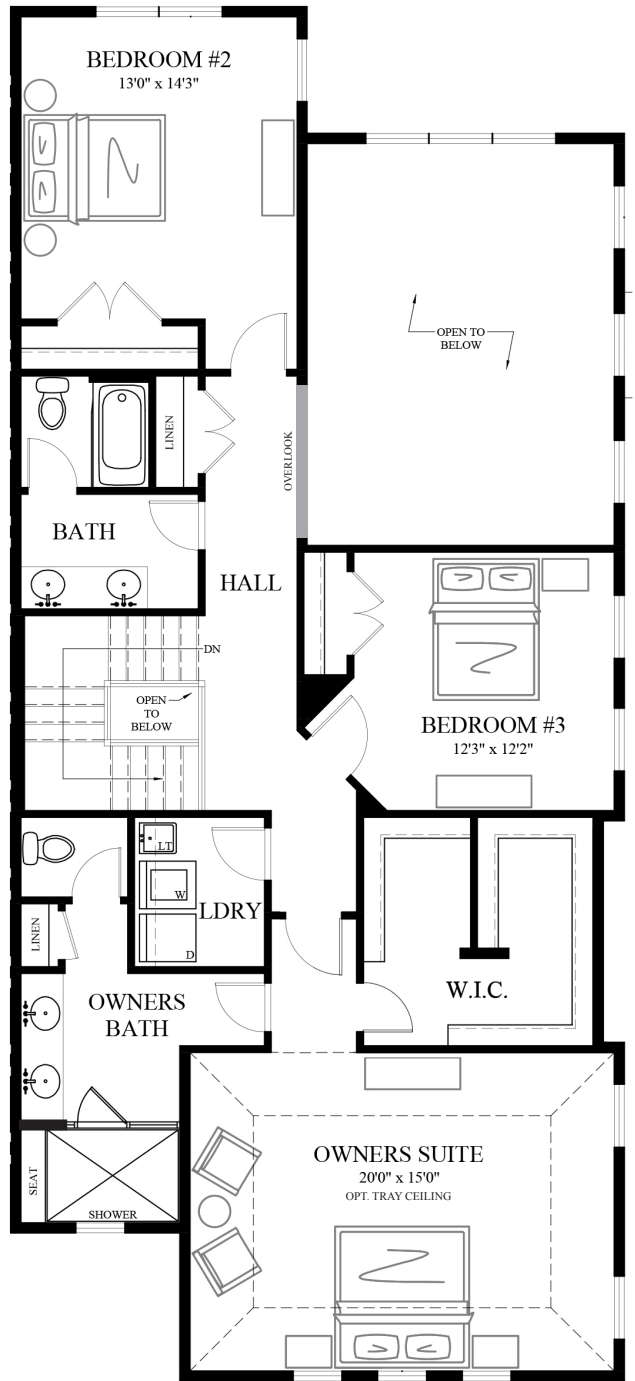
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FIRST FLOOR PLAN
9'-0" CEILING HEIGHT



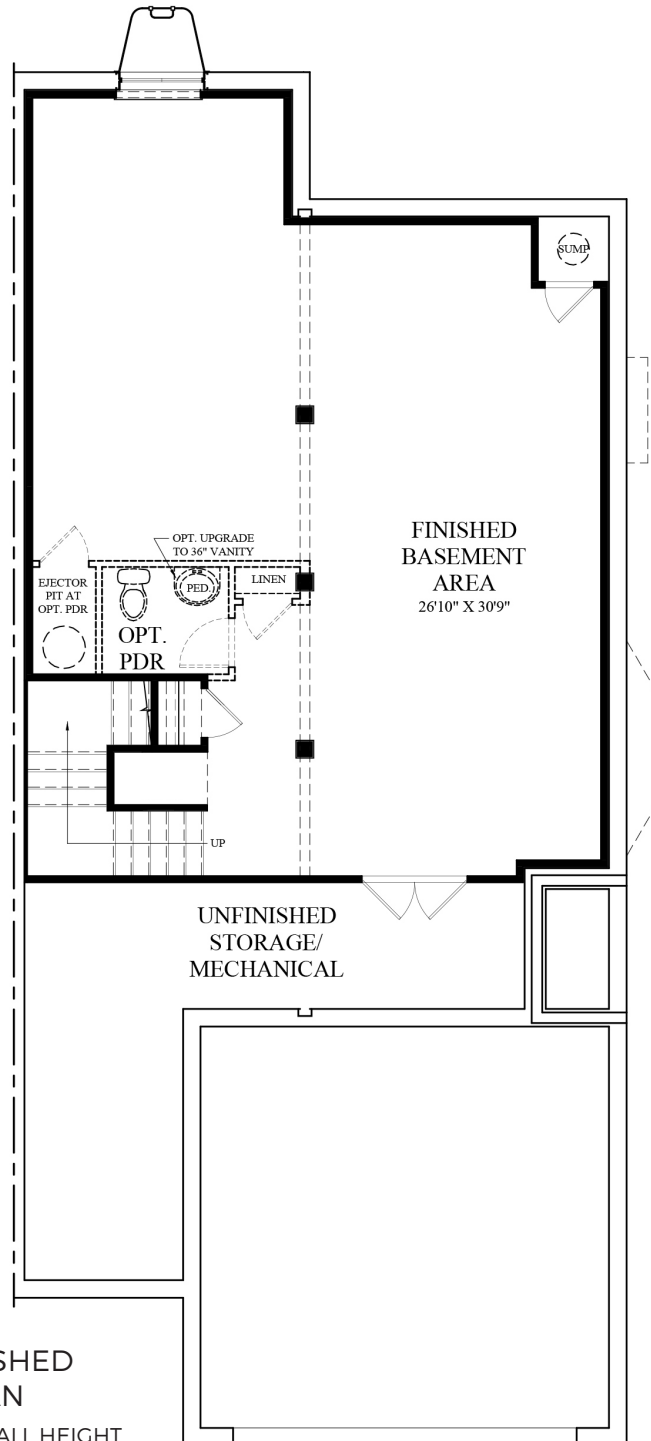
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SECOND FLOOR PLAN
8'-0" CEILING HEIGHT



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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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