



## 1108 & 1110 Gladstone Place

### *INCLUDED FEATURES*

#### **EXTERIOR FEATURES:**

- Hardieplank Vertical & Lap Siding with Stone Veneer on Foundation Front
- Flagstone paved front porch stoop with Concrete Leadwalk to Driveway
- Fiberglass Front Door with Insulated Glass Sidelites
- 1 Car Garage
- 30-year Fiberglass/Asphalt Dimensional Shingles
- Public Sewer and Water
- Front and Rear Hose Bibs; Front and Rear Weatherproof Electrical Outlets
- Decorative Wood & Synthetic Exterior Trim
- Professional Landscape Package and Hydro-seeded Lawn
- Areaway Entrance from Basement
- 19'-0" x 12'-0" Rear Deck with Steps to Grade

#### **INTERIOR FEATURES:**

- 9' Ceilings on Three Levels
- 42" Family Room Direct Vent Gas Prefabricated Fireplace
- Media Package (CAT-6)
- 400-amp Electrical Service with Smoke Detectors on each Floor & in each Bedroom
- Finished Basement Recreation Room, Bedroom & 3-Piece Bathroom
- One Garage with Finished Drywall Interior Walls
- Traditional Oak Main & Basement Stairs with Painted Risers & Stained Oak Handrail
- Wide-Plank Engineered Hardwood Flooring in Foyer, Study, Dining Room, Family Room, Kitchen, Breakfast Room, 1<sup>st</sup> Floor and 2<sup>nd</sup> Floor Hallways
- One-panel or Two-panel Solid Core Interior Doors
- Wall to Wall Carpeting throughout the 2<sup>nd</sup> Floor Bedrooms & Finished Basement
- Upgrade Carpet & Pad
- Tile Flooring in Mud Room & Laundry Room
- Finished Open Loft Level Carpeted Stairs and 3-Piece Bath Rough-in

#### **INTERIOR TRIM:**

- Upgrade 5-1/2" Base & 3-1/2" Sanitary Casing
- Two Piece Crown Molding in Foyer, Powder Room, Dining Room & 2<sup>nd</sup> Floor Hall

#### **BATHROOM FEATURES:**

- Maple Vanity Cabinets with Quartz Tops in Secondary Baths
- Traditional Pedestal Sink in Powder Room with Moen Gibson Chrome Faucet
- Porcelain Tile Floors and Subway Wall Tile in Secondary Baths (Large Format in Master)
- Elongated Watersaver Toilets (Comfort-Height in Powder Room & Master)
- Moen Gibson Chrome Finish Faucets in All Bathrooms
- 35" High Vanities in the Master Bathroom
- Freestanding Soaking Tub, Quartz Countertops & Frameless Glass Shower Door in Master Bathroom

#### **KITCHEN FEATURES:**

- Traditional Painted Maple Wood 42" Cabinets
- Marble-look Quartz Countertops & Subway Tile Backsplash
- 30" 5-Burner Gas Range in Stainless Steel
- 30" Self-Cleaning Wall Oven & Built-in Microwave
- Dishwasher with Hidden Controls in Stainless Steel
- 23.1 c.f. French Door Bottom-Freezer Refrigerator with Icemaker in Stainless Steel
- Stainless Steel Undermount Kitchen Sink with Moen Genta Faucet
- Designer and Recessed Lighting

#### **ENERGY SAVING FEATURES:**

- Vinyl Double Hung Tilt Insulated Glass Windows with grilles between the glass
- Insulated Full View Glass Metal Terrace Door
- Air-guard Wall Treatment
- R-15 Exterior Wall and R-11 Basement Wall Insulation
- R-49 Attic Insulation
- Two Zone HVAC; Natural Gas Heating & Electric AC Zone 1; Electric Heat Pump Zone 2
- Humidifier on Zone 1 HVAC System
- 75 Gallon Gas Water Heater

#### **BUILDER'S TEN-YEAR WARRANTY PROGRAM**