

# Edgemont Farms

## Standard Features

### *Exterior*

- Insulated metal front door
- Full exterior stucco finish with brick wainscot
- Maintenance-free soffit and 6-inch fascia
- Thirty-year architectural grade shingles
- Ice and water shield on eaves
- Two-car garage with corner lighting
- Maintenance-free garage door
- Automatic garage-door opener with two remotes
- Stucco-raised trim around all exterior windows
- Address block in exterior masonry
- Energy-efficient, dual-glazed windows
- All residences professionally landscaped
- Trex Brand rear deck/patio

### *Interior*

- Handle set with lifetime finish for front door
- Moen Chateau faucets throughout
- Cultured marble vanity tops and tub & shower surrounds in all bathrooms
- Manibloc plumbing system
- 4 telephone jacks and 4 television jacks
- Two-tone paint throughout main-floor living area
- Quality lighting package
- Hardwood handrails
- Classic interior door selections
- Colonial baseboards and door casings
- 5' garden tub in master bathroom
- Full-length vanity mirrors
- Wood-crafted window sills
- Traditional wood-crafted fireplace surround
- Vaulted ceilings in main living areas

### *Energy Efficiency*

- 80% efficiency natural gas furnace
- Energy-efficient central air conditioning
- 48-gallon, energy-efficient natural gas water heater
- R-13 wall insulation and R-38 ceiling insulation
- Energy-efficient, dual-glazed windows
- Energy-conserving insulation with polysealant around baseplates, doors, and windows
- Direct-vent, EPA-approved natural gas fireplace
- Programmable thermostat

### *Construction Quality*

- TJI Silent Floor System
- Nailed and glued (tongue-and-groove) sub-flooring
- CAT 5 phone lines
- RG 6 cable television lines
- Maintenance-free garage door
- Decora light switches throughout home
- Fully sheet-rocked and finish-taped with orange peel and painted garage
- Quality floor covering allowance
- Manibloc plumbing system – water-softener ready

### *Kitchen*

- Quality oak or alder kitchen cabinets with hidden hinges, raised panel doors, and dura coat interior lining
- Quality appliance package
- Solid Surface Countertops
- Kitchen island with bar seating
- Pre-plumbed water line to refrigerator
- Durable stainless steel surface-mount kitchen sink



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