



NOW AVAILABLE AS NEW CONSTRUCTION:

THE PITTSTON MULBERRY—2 BR Ranch Style:	\$199,900
THE PITTSTON WHITE BIRCH—3 BR Two-Story:	\$209,900

(FLOOR PLANS AVAILABLE FOR THESE NEW MODELS)

INTERIOR FEATURES

- Drywall ceilings and walls w/ off white flat latex paint throughout
- 2 ¼" window and door casing and 3 ¼" base trim throughout
- Trim and interior doors painted semi-gloss white
- Vinyl floor coverings in kitchen, bathroom, entry, and laundry areas
- Wall to wall carpeting in balance of home
- Ventilated wire shelving in all closets (1 row in bedrooms, 3 rows in pantry and linen closets)
- Smooth, raised panel interior doors
- Brushed nickel door knobs with matching satin nickel hinges

ELECTRICAL CONVENIENCES

- 200 amp electric service
- Pre-wired for cable TV in family room and all bedrooms
- Pre-wired for phone in kitchen and master bedroom
- Electric front entry doorbell
- Washer and dryer connections for electric dryer
- Weather protected receptacles on front and rear
- GFI protected receptacles in wet areas
- Smoke detectors centrally wired
- Automated garage door opener
- Builder brushed nickel lighting package including:
 - Exterior lighting per IRC code
 - Entry and Dining area light fixture
 - Central light in kitchen and one above kitchen sink
 - Light above each bathroom/powder room vanity
 - Light in each bedroom
 - Hall and closet lighting as require by IRC code

ENERGY EFFICIENT FEATURES

- Forced air natural gas heat with air conditioning with digital thermostat (single zone)
- Energy efficient insulation (R-38 in attic spaces and R-21 in walls)
- House wrap / air barrier and sealing
- Single hung Low-E insulated, energy efficient, vinyl windows with screens
- Water saving regular bowl toilets (white)
- 40 gallon electric hot water heater
- Low-flow single lever chrome faucets and shower heads

STRUCTURAL AND ENGINEERING FEATURES

- 8' full height Superior Walls basement w/ poured concrete floor (optional)
- 2x6 exterior walls
- Tongue and groove engineered subfloor system
- Structure enhancing OSB exterior sheathing
- 2 hour fire & sound separation wall between units
- Engineered IRC code compliant construction
- Fire suppression system for buildings with 3 or more units

BATH FEATURES

- One piece fiberglass tub and shower (white)
- Single lever chrome faucets
- Oak or birch flat panel vanity cabinets
- Cultured marble vanity countertops with 4" backsplash
- Square vanity mirrors above each sink
- Vinyl floor coverings
- Exhaust fan w/ light

KITCHEN FEATURES

- Oak or Birch 30" flat panel cabinets
- GRANITE kitchen countertops with 4" backsplash
- Stainless steel double bowl sink with single lever pull out chrome faucet
- **Appliances including (black or white):**
 - Multi-cycle dishwasher
 - Free standing smooth top electric range
 - Microhood above range (self-venting)
- Pre-plumbing for automatic ice maker

Exterior Features

- 8'x10' composite deck with white vinyl railing
- Maintenance free vinyl siding
- Engineered stone accents in select locations
- Asphalt architectural shingles with 30 year limited manufacturer's warranty
- Low maintenance aluminum and vinyl soffits and trim
- Poured concrete sidewalk to front door
- Blacktop driveway
- Insulated raised paneled main entry door with weather stripping
- Underground Utilities