



Exciting Standard Features

Unique Community

- Thoughtful architectural design evoking charming historic homes in the area
- Pocket park with gathering space and tot lot for residents' enjoyment
- Beautifully landscaped open space
- Part of a planned master plan design
- Attached garages + private driveways in most homes
- Plenty of extra parking for your guests
- Underground public water, sewer and fiber optic or cable
- Easy access to all major commuting arteries
- Minutes from shopping and Norristown's rich cultural resources

Stylish Interiors, Kitchen and Baths

- Two and three generously-sized bedrooms, most with dens and some with a fourth bedroom option.
- Extensive closet storage throughout all homes.
- Tall ceilings with oversized windows
- G.E. stainless steel kitchen appliances with various upgraded packages available
- Maple or Birch 36" kitchen cabinetry with many styles to choose from.
- Convenient islands for informal dining and entertaining
- Granite countertops with extensive selection of upgrades
- Stylish luxury vinyl flooring in entrance foyers, kitchens and powder rooms
- *Ensuite* Bedroom/bath arrangement in Owner's bedroom and some secondary bedrooms for convenience and privacy

Attractive Maintenance-Free Exteriors

- Brick accented finishes with oversized windows
- Stylish, low-maintenance vinyl siding
- Extensive windows throughout
- 30-year ltd dimensional asphalt roof shingles in tasteful color
- Lawn care and snow removal professionally managed by the homeowners association to save you time and money

Money Saving Energy Efficiency

- High efficiency heating and cooling for your comfort & low energy bills
- Blower door test to ensure sealing of penetrations is complete
- Low E, double pane vinyl windows to lower your energy bills
- R-38 thick fiberglass insulation in attics and extra insulation in exterior walls and garages
- Insulated exterior doors including door from garage
- Tyvek house wrap and extensive sealing for moisture and infiltration barrier

Quality Construction Features

- Fully sprinklered and extensive fire separation between the homes for your peace of mind
- Sound mitigation construction for privacy between the homes
- Rigorous inspections throughout the construction process by seasoned professionals
- 10-year new home warranty for your peace of mind including reliable post-settlement customer service

PLUS an extensive array of options to personalize your home!