

# INCLUDED FEATURES

GARDEN HOME  
COLLECTION

## COMMUNITY

- Outstanding location convenient to routes 95, 195, 295 and New Jersey Turnpike
- Park like, professional landscaped grounds
- Belgian block curbed streets and concrete walkways
- Lighted, tree-lined streets
- Public water and sewer
- All underground utilities
- New elementary school within community
- Parks and tot lot with bike path to school

## EXTERIOR

- Lawn sprinkler system
- Designer coordinated solid color vinyl siding
- Low maintenance, architecturally detailed exteriors
- Landscaped sodded front, side and rear lawns
- Secure, controlled access building with remote entry intercom system.
- Brick accents
- 30-year warranted Timberline High Definition dimensional roof with ice and water shield
- Seamless gutters and leaders
- Upgraded metal garage doors with decorative glass panels
- Private balcony or terrace

## INTERIOR

- Spacious floor plans with up to 1,515 square feet of living space
- Elegantly appointed foyer and common corridors
- Insulated steel main entry doors with weather stripping and deadbolt locksets
- Nine foot ceilings in all homes
- Vinyl flooring in foyer - choice of select colors
- Mohawk® carpeting in all living areas
- Lever hardware on all doors
- Designer brushed nickel light fixtures throughout home
- Abundant closet space with ventilated vinyl coated wire shelving
- All interior doors trimmed with colonial casing
- Raised 6 panel interior doors with satin nickel hardware throughout
- 5 total phone and cable jacks
- Attached garage accessible through common hallway
- Assigned parking garage and one additional parking space

## KITCHEN

- 42" Upper cabinets with finely crafted furniture quality cabinetry
- Formica countertops - choice of colors, with 4" back splash
- High luster steel drop in sink with single handle faucet
- GE appliance package includes:
  - GE self-clean, sealed burner and precise simmer range
  - GE microwave
  - GE dishwasher including 5 cycle with electronic controls
- Vinyl Flooring - choice of select colors

## BATH

- Cultured marble vanity tops with integral molded sink - choice of select colors
- Oak vanities
- 6" X 6" Ceramic tile flooring in baths - choice of select colors
- Ceramic tile walls in shower and tub area
- Single lever handled sink faucets
- Anti-scalding Posi-Temp® shower or tub faucets
- Exhaust fans
- Designer chrome lighting

## ENERGY EFFICIENCY

- Silver Line by Andersen® thermal insulated, vinyl Low-E glass window with screens
- Central air conditioning and natural gas forced hot air heating with high-efficiency rated furnace
- 13.5 SEER high-efficiency condenser
- 100 amp electrical service
- High quality fiberglass insulation: R-13 in wall insulation, R-38 in ceiling insulation with baffles at eaves
- Tankless high-efficiency gas hot water heater system with 5-year warranty (.95 energy factor)
- Separate air returns in all bedrooms
- Climate control day/night automatic setback clock thermostat
- Ridge vent and vinyl vented soffit to maximize roof ventilation (upper level units only)
- Caulk and/or expandable foam installed at all exterior penetrations to minimize air filtration

## QUALITY CONSTRUCTION

- Ten-year warranty by 2-10 Warranty Corporation
- Copper wiring throughout
- Centrally wired smoke and carbon monoxide detectors with battery backup
- Ground Fault Interrupt (GFI) safety outlets
- Fire protection sprinklers in all units

*This list of included features is subject to errors, omissions and changes as deemed necessary by the builder without notice.*