



# INCLUDED FEATURES

## COMMUNITY

- Outstanding location convenient to Routes 95, 195, 295, and the Greater Princeton area
- Park like, professionally landscaped grounds
- Elegant architectural designs
- Belgium block curbed streets and concrete walkways
- Lighted, tree-lined streets
- Public water and sewer
- All underground utilities

## COMMUNITY AMENITIES

- Clubhouse with state-of-the-art Fitness Center including cardiovascular and weight training equipment, magnificent clubroom with fireplace and kitchen, business center with internet access and conference center
- In-ground outdoor pool
- Bocce ball court
- Tot-lot and playground

## EXTERIOR

- Secure, controlled access buildings with remote entry intercom system
- Double dutch lap maintenance-free vinyl siding
- Bucks County cultured stone accent
- 30 year warranted Timberline™ dimensional roof
- Seamless 6" aluminum gutters and leaders
- Private balcony or terrace

## INTERIORS

- Spacious floorplans with 2 bedrooms, 2 baths and up to 1,635 sq. ft. of living space
- Elegantly appointed foyers and common corridors
- Insulated steel main entry doors with deadbolt locksets
- Nine-foot ceilings in all homes
- Vinyl flooring in foyer and kitchen; Mohawk® carpeting in all living areas
- All interior doors and windows trimmed with colonial casing
- Abundant closet space with ventilated wire shelving
- Raised 6-panel interior doors
- Two coats of roller applied paint
- 3 phone and 3 cable jacks throughout
- Whirlpool® fullsize washer/ dryer
- Alarm System (monitoring not included)

## KITCHEN

- 42" Designer oak cabinets
- Formica countertops with 4" backsplash
- Whirlpool® appliance package includes:
  - Self cleaning 30" gas oven with range
  - 24" Multi-cycle dishwasher
- Kohler® Coralais™ single control kitchen faucet with side spray and Middleton™ single-basin stainless steel sink
- Whirlpool® frost free refrigerator/ freezer with icemaker
- Whirlpool® Microwave

## BATHS

- Kohler® fixtures
- Kohler® sink, tub and shower faucets in chrome finish
- Formica countertops with 4" backsplash
- Oak vanities
- Dal Tile® ceramic tile floors
- Dal Tile® ceramic tile walls in tub areas
- Separate Ensemble™ by Kohler® shower receptor in master bath, where applicable
- Oversized mirrors

## ENERGY EFFICIENCY

- Oversized single-hung, insulated vinyl windows with Low-E glass and grills
- 100 amp electrical service
- High quality fiberglass insulation: R-19 in exterior walls, R-30 in exterior ceiling
- 50-gallon quick-recovery gas hot water heater, 90% efficiency rating
- HVAC system, 13 SEER, 90% efficiency rating, with high efficiency refrigerant system and gas furnace
- Washer/dryer hookup and vent

## QUALITY CONSTRUCTION

- State-of-the-art CAT-5 wiring provides multiple phone lines, high speed Internet access and data service capabilities
- Copper wiring throughout
- Ademco® home security system
- Centrally wired smoke and carbon monoxide detectors with battery backup
- Ground Fault Interrupt (GFI) safety outlets
- Fire sprinklers in all buildings