



Exciting Standard Features

Unique Community

- Walking distance to train, restaurants, shopping and parks
- Beautiful architectural design to echo surrounding classic homes
- Inviting front porches in most homes for outdoor living; balconies and roof decks available
- One and two-car garages plus private driveways – all attractively and safely located at the rear of the homes
- Plenty of extra parking for your guests
- Pocket park and two acres of wooded open space owned by the homeowners association including for enjoyment of residents
- Wallingford-Swarthmore School District
- Underground public water, sewer, natural gas and fiber optic cable
- Safe and convenient sidewalks – within and outside the community
- Extensive landscaping throughout the community

Stylish Interiors, Kitchen and Baths

- Owners' suites located on the living level to minimize steps
- Two and three generously-sized bedrooms with fourth bedroom option available in some homes.
- Extensive closet storage throughout all homes.
- Tall ceilings with oversized windows
- Whirlpool stainless steel kitchen appliances including convenient gas self-cleaning oven/range, built-in microwave, energy efficient dishwasher and disposal. Upgraded appliance packages available.
- Maple or Birch 36" kitchen cabinetry with many styles to choose from. Handy islands available to add storage and work surfaces for most homes.
- Attractive granite countertops with extensive selection of upgrades
- Stylish hardwood flooring in kitchen and entrance foyers
- *Ensuite* Bedroom/bath arrangement in Owner's bedroom as well as many of the secondary bedrooms for convenience and privacy
- Full bathrooms with tile flooring and wall-tiled showers

Attractive Maintenance-Free Exteriors

- Brick exterior finishes with stately window detailing
- Stylish beaded clapboard-style, low maintenance vinyl siding
- Wrought iron style black metal railings on selected porches
- Handsome dormers and gables on selected elevations
- Extensive windows throughout with old fashioned six over one light grill pattern
- 30-year ltd dimensional asphalt roof shingles in tasteful weathered wood color
- Lawn care and snow removal professionally managed by the homeowners association to save you time and money with reasonable dues cost.

Money Saving Energy Efficiency

- High efficiency gas heat and central air conditioning for your comfort
- 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
- High quality engineered roof and floor trusses, built in climate-controlled conditions
- 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!

Specifications, standards and options subject to change and/or substitution at Builder's discretion.