

The Bluemont Foursquare

By Patowmack Associates, Inc.

Quality Standard Features

Exterior Design

- *2600 Square Feet
- *Front Porch
- *Walk up or out Basement
- *Electrical Outlets and Water Spigots in Front and Rear of House
- *Landscaped and Seeded Lot
- *30 year Architectural Roof Shingles
- *Metal Front Porch Roof
- *Hardi Plank Siding
- *Stained half lite two panel front door with thumb latch
- *Brick to Grade on Select Basement Walls
- *(23X24) Detached Two Car Garage
- *Asphalt Driveway
- *Concrete Lead Walk from Garage to House
- *500 gallon buried propane tank (owned by Supplier)
- *Roofed porch entry to Laundry Room on detached garage model

Elegantly Detailed Interior Features

- *Finished On Site Hardwood Floors Foyer, Dining Room & Powder Room
- *Two Panel Colonial Doors throughout Interior with Polished Brass Knobs
- *Nine Foot Ceilings first and second floors
- *Upgraded Designer Lighting Fixtures
- *Stained Oak Stair Rails
- *Chair Rail with Shadow Box Trim in Dining Room
- *Two piece Crown Moulding in Foyer, Dining Room and Living Room
- *5 ¼ Moulded Base and DC-99 Window Trim Throughout
- *Gas Fireplace in Family Room with Marble Hearth & Surround (choice of three) and choice of three Mantels
- *Unfinished Poured Concrete Basement (8' panel)
- *Rough-in Bath in Basement
- *Wall to Wall Carpeting in Family Room, Living Room, Library, Stairs, Bedrooms and Second Floor Hall
- *Armstrong Vinyl Floor in Kitchen & Laundry Room
- *CAT-5 pre-wired (6) Telephone Outlets & (6) TV Outlets including Residential Gateway Panel in Basement
- *Coordinating Towel Bars and Paper Holders in Baths
- *Smoke Detectors
- *Termite Proofing
- *Front Door Chime

Gourmet Kitchen

- *GE 22 Cu.Ft. Refrigerator with Electronic Icemaker
- *GE 30" Electric Ceramic-Glass Cooktop
- *GE 30" Double Wall Oven
- *GE Power Scrub Dishwasher with "Quiet Sound"
- *Garbage Disposal
- *Corian or Silestone Countertops
- *Integral Corian Double Bowl Sink with Kohler Faucet and Spray
- *Armstrong Vinyl Floor
- *Large Eating Area
- *Quality Sussex Oak Cabinets by Cardell with 42" High Wall Cabinets with Crown
- *Recessed Lighting

Luxurious Baths

- *Master Bath Features Quality Kohler Fixtures, Elongated Commode, Jacuzzi Brand Soaking Tub, plus Separate Shower with Chrome Obscure Glass Enclosure
- *White Ceramic 4X4 Tile Flooring in all Bathrooms
- *White Ceramic 4X4 Tile Tub Walls in all Baths
- *All Baths feature Quality White Vanities w/ drawers
- *White Cultured Marble Vanity Tops
- *Powder Room Features Decorative Mirror, Elongated Commode and Hardwood Flooring

Energy Efficient Comfort Features

- *Zone 1 – Propane Gas Heating & Air Conditioning
- *Zone 2 – Electric Heat Pump & Air Conditioning
- *50 Gallon Propane Gas Hot Water Heater
- *Double Hung Wood Windows with Insulated Glass and Easy Clean Tilt Sash
- *Attic Insulation R-30 Fiberglass Insulation
- *R-13 Wall Insulation with "Air Stop" Package
- *Tyvek House Wrap

Quality Service and Warranty

- *Pre-settlement Demonstration and Inspection
- *120-Day and One Year Inspections
- *Builders One Year Warranty Program

Individual Lot Considerations

- *Clearing, power, drive lengths, sewer & water sources all need to be priced on individual basis.