

The Clifton

By Patowmack Associates, Inc.

Quality Standard Features

Exterior Design

- *4900 Square Feet
- *Front Porch
- *Walk up or out Basement
- *Poured Concrete Basement Wall Panels 9'
- *Electrical Outlets and Water Spigots in Front and Rear of House
- *Landscaped and Seeded Lot
- *30 year Architectural Roof Shingles
- *Raised Seam Metal Front Porch Roof
- *Hardi Plank Siding
- *Stained half lite two panel front door with thumb latch
- *Asphalt Driveway
- *Flagstone Lead Walk from Drive to House
- *500 gallon buried propane tank (owned by Supplier)

Elegantly Detailed Interior Features

- *3 1/4" Select Finished On Site Hardwood Floors Foyer, Dining Room, Powder Room, Living Room, Family Room, Study, Kitchen & Breakfast
- *Two Panel Solid Smooth Colonial Doors throughout Interior with Brushed Chrome knobs
- *Ten Foot Ceilings first and second floors
- *Upgraded Designer Lighting Fixtures
- *Stained Oak Stair Rails, Treads & Painted Risers
- *Chair Rail with Shadow Box Trim in Dining Room
- *Three piece Crown Moulding in Foyer, Dining Room and Living Room
- *6 1/8 Moulded Base and Adams Casing Window Trim throughout
- *Gas Fireplace in Family Room with Stone Hearth & Surround to Ceiling. One piece Stone Hearth Seat & Mantel
- *Rough-in Bath in Basement
- *Wall to Wall Carpeting Basement Stairs, Bedrooms, Second Floor Hall, Bonus Room Stairs & Bonus Room
- *12X12 Ceramic Tile Laundry Room/Entry Area
- *CAT-5 pre-wired (8) Telephone Outlets & (8) TV Outlets Including Residential Gateway Panel on Basement
- *Coordinating Towel Bars and Paper Holders in Baths
- *Smoke Detectors
- *Termite Proofing
- *Front Door Chime

Gourmet Kitchen

- *GE Profile 48" Built-in Refrigerator (29 cu.ft.)
- *GE 36" Profile Gas Cooktop
- *GE Profile 30" Self Cleaning Double Wall Oven
- *GE Profile Dishwasher with "Quiet Sound"
- *Garbage Disposal
- *Granite Countertops
- *Stainless Undermount Double Bowl Sink with Kohler Faucet
- *Hardwood Floor
- *Large Eating Area
- *Quality Cherry or Maple 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 Glass Door and Glass Block Panels. 12X12 Tile Flooring with 8X10 Wall Tile.
- *Secondary baths feature 8X8 Tile Flooring and 6X8 Wall Tile.
- *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 – Dual Fuel Heating & Air Conditioning
- *Zone 2&3 – Electric Heat Pump & Air Conditioning
- *75 Gallon Propane Gas Hot Water Heater
- *Anderson Double Hung Wood Windows with Insulated Glass & Easy Clean Tilt Sash
- *Attic Insulation R-30 Fiberglass Insulation
- *R-13 Wall Insulation with "Air Stop" Package
- *400 Amp Electric Service
- *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.