

# The Jacksonville

By Patowmack Associates, Inc.

## Quality Standard Features

### Exterior Design

- \*4040 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
- \*Nine 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.