

# *Pembridge*

## The Country Club Collection

### TOWNHOMES AT CRYSTAL SPRINGS

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#### **STANDARD FEATURES LIST**

##### Foundation

- Concrete walls 4" concrete floor slab
- Interior basement unfinished
- Standard nine foot foundation walls

##### Structural Wood

- Sub floor is ¾" T&G
- Trussed roof system
- Exterior and interior walls are 2 x 4 studs
- Standard nine foot ceilings first floor and eight foot ceilings second floor
- Tray ceilings in all master bedrooms
- Wood decks according to plan

##### Windows

- All Andersen Silver Line double pane easy maintenance double hung windows
- Screens for all operating windows and sliding doors

##### Siding

- Shakes Clapboard and Stone
- Preselected colors for neighborhood

##### Roof

- 30-Year fiberglass and asphalt 250 lbs. dimensional shingles
- Single preselected color for entire community

##### Gutters

- Prefinished 4" aluminum gutter with 2" x 3" leaders

##### Insulation

- R 13 Walls
- R 30 Ceilings except where cathedral ceiling will be R 19
- No insulation in garage exterior walls

### Doors

- Front door to be insulated fiberglass
- All rear doors are six foot vinyl insulated sliding doors
- Single sixteen foot garage door (no windows)

### Sheet Rock

- ½” Drywall throughout the home. Three coats spackle-sanded finish. Garage tape coated only – no paint
- 5/8” Fire code sheet rock where garage walls and ceiling are common with house

### Interior Trim

- Doors are hollow core masonite six panel colonial style
- Door and Window trim is 2 ¼” colonial paint grade
- Base trim is 3” colonial paint grade
- Closets to have one vinyl open wire shelf/hanging bar

### Stairs and Rails

- Main stairs are oak treads with painted semi-gloss risers (Dover White)
- Rails to be oak, spindles are painted in semi-gloss pine (Dover White)
- Basement stairs and rail(s) to be unpainted pine

### Heating and Air Conditioning

- Forced hot air system, one zone (except for Dorset model, which is two zone)
- Central air conditioning

### Plumbing

- ¾” water service
- 50 gallon gas hot water heater
- Two hose bibs
- Water line for refrigerator

### Master Bath

- White vinyl pan shower. Glass door with polished chrome trim
- Kohler toilet – round bowl - white
- Oversized tub by Kohler – white
- Kohler plumbing fixtures in chrome
- Cultured marble vanity countertops with double basin sink, color: white on white
- Ceramic tile main floor, shower stall walls and tub platform – from standard selections
- Mirror installed full length of vanity
- One towel bar and tissue holder in polished chrome
- Fan/light – exhaust to exterior

### Full Baths

- One piece acrylic tub shower in white
- Cultured marble vanity countertops with single basin sink, color white on white
- Kohler plumbing fixtures in chrome
- Kohler toilet – round bowl - white
- Mirror installed full length of vanity
- Ceramic tile floor – from builders selection
- Fan/light, exhaust to exterior

### Powder Room

- Pedestal sink with chrome Kohler faucet
- Kohler toilet – round bowl – white
- Oval Mirror installed
- Ceramic tile floor – from builders selection
- fan/light, exhaust to exterior

### Kitchen

- Oak cabinetry - choice of color
- Formica countertops with four inch backsplash – from builders selection
- Self-cleaning 30” gas range, 24” dishwasher, and 30” space maker microwave manufactured by General Electric in white, black or
- Single stainless steel sink with single lever chrome Kohler faucet
- Ceramic tile floor – from standard selections

### Floor

- Standard grade carpeting, unless otherwise noted
- Ceramic tile entry foyer, master bath, main bath, powder room, laundry room, kitchen and dinette from standard selections
- Carpet in all bedrooms from standard selection

### Water Heater

- 50 Gallon gas fired

### Laundry Room

- Washing machine hot/cold supply and 2” waste line
- ½” Gas supply for dryer with 4” dryer vent to outside
- Ceramic tile floor from standard selections
- Free standing utility sink

### Electric

- 200 AMP electrical service
- All copper wiring for 30 AMP or lower circuit
- Standard receptacles and switches throughout house as per code; pull chains in basement
- GFIC interior outlets, as required by code

- Two exterior GFIC outlets (one in front and one in back)
- Smoke detectors, as required by code
- CO2 detectors, as required by code
- 110V and 20 Amp electrical circuit for washer and dryer

#### Lighting Fixtures

- Recessed high hat lights in each room except bedrooms
- Hanging light fixture over dining room
- Hanging light fixture over breakfast nook

#### Interior Painting

- Walls and ceilings will be painted one color – Dover White
- Doors and trims will be painted with latex semi gloss, same color as walls and ceilings

#### TV and Telephone

- Telephone lines (jacks) in each bedroom and kitchen wall
- TV outlets in each bedroom, living room and kitchen

#### Fireplace

- 36” wood burning fireplace with 12” standard tile surrounding fireplace

#### Exterior Deck

- Wood deck per plan (Note: some configurations vary depending on grade and site conditions)

#### Landscaping

- All front yard disturbed areas will be sod, rear and sides seed and mulched
- Sprinkler system to be installed in front yard
- Front walkway and porch to be concrete paving stones
- Driveway to be concrete paving stones
- Shrub and tree planting in front only

#### Utilities

- Underground services for electrical, telephone and television
- Sewer and water to be connected to Hardyston Township Municipal Utilities Authority
- Natural gas supplied by Elizabethtown Gas company
- Electric supplied by JCP&L

**Walkout Basement Units:**

- Full Slider Door (6ft)
- Patio: 10ftx10ft concrete
- 2 Windows

*These Standard Features will be incorporated in your townhome, unless superseded by your Option Agreement*

*Builder reserves the right to make changes to these standard features with equal or better materials/systems or if required by code*

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