



Sawmill Woods Luxury Features

A Family Tradition of Quality.

FREE INCLUSIONS:

- 4 recessed lights in kitchen in lieu of standard light
- Chain drive garage door opener
- Upgraded Dishwasher – Model #GDF510PG
- Brantford 7185C Kitchen Faucet

ASHBURN ADVANTAGE PROGRAM:

- Lender Credit of **\$1,500** when using Preferred Lender: Meridian Bank, Tom Rhodunda 302-690-2579
- ½ off Standard Options.

Construction Features: 2 car front entry garage w/Carriage Style Garage Door. Conditioned crawl foundation (poured or block). 2 cable TV jacks & 2 phone jacks standard. Asphalt driveway. Concrete service walks. Private well and septic. Vinyl siding & 30 Yr architectural roof shingles. Aluminum gutters & downspouts. 200 AMP electrical service. Smoke detectors on each floor & bedrooms. Smoke/Carbon Monoxide detectors outside sleeping areas. Washer/dryer hook ups.

Distinctive Interior Features: 9' 1st floor ceilings. Interior trim package includes window trim throughout, shadow box and columns for formal dining room (per model). Vinyl flooring in kitchen, laundry, and bathrooms. Wall to wall carpeting in selected areas. Spacious closets with vinyl coated shelving. 2 panel interior doors with colonial casing.

Designer Baths: 2 or more baths in all models. Elegant cultured marble vanity tops. Elongated toilets.

Designer Kitchens: Dramatic 42" upper kitchen cabinets. Smooth top electric range (model#JB625D), microwave hood combination (model #JVM3162D), 24" dishwasher (model #GDF510PG) or equivalent models.

Energy Saving Features: Low maintenance vinyl single hung windows w/screens. Weather sealing system. 92% efficient gas furnace. 14 SEER A/C. Energy efficient LPP 50 gallon water heater. Fiberglass front door. Water saver toilets & faucets. Insulation package: R-21 walls, R-49 attic. 2x6 exterior walls for living area. Propane gas.

Landscape Features: Landscape package. Final grading & seeding for cleared area on lot. 2 weatherproof exterior electrical outlets. 2 frost free hose bibs.

Dan Sander, Realtor
Re/MAX Realty Group

Cell: (302) 245-7426
Dan38san@netzero.com