



Estates at Morris Mill

Luxury Standard Features

QUALITY CONSTRUCTION FEATURES

- Two car side entry garages
- Conditioned crawl foundation poured or block
- Concrete walks & asphalt drives
- Private sewer & water
- Low maintenance vinyl siding
- 30 year architectural roof shingles
- Aluminum gutters & downspouts
- 200 amp electrical service
- Pre-wired (2) cable tv outlets
- Pre-wired (2) CAT-5 telephone jacks
- Smoke detectors on each floor
- Washer dryer hook ups per plan
- 2 weatherproof electrical outlets

DISTINCTIVE INTERIOR FEATURES

- Spacious 9' first floor ceilings
- Impressive interior trim package
- Oak hand rail with stair case (per model)
- Pre-finished oak hardwood in foyer
- Wall to wall carpeting in select areas
- Spacious closets with vinyl coated shelving
- Elegant lighting package
- 2 panel interior door with colonial casing

DESIGNER BATHS

- 2 or more baths (per model)
- Powder room with pedestal sink (per model)
- Elegant cultured marble vanity tops
- Elongated toilets
- Premium vinyl flooring
- Soaking Tub and shower (per model)
- Moen faucets
- Chrome towel & tissue paper holders
- Linen closets per plan

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GOURMET KITCHENS

- Dramatic recessed panel cabinetry w/42" upper kitchen cabinets
- Smooth top electric range
- Dishwasher
- Microwave hood combination
- Double bowl stainless steel sink
- Moen faucet with sprayer
- Laminated countertops
- Ice maker line
- Pantry closets per plan
- Premium vinyl floors

ENERGY SAVING FEATURES

- Low maintenance vinyl single hung windows with screens
- Weather sealing system
- 92% efficient LPP gas furnace
- 14 SEER air conditioning
- 50 gallon LPP hot water heater
- Fiberglass front door
- Water saver toilets and faucets
- 2x6 exterior walls for living area
- Insulation Package: R21 Walls, R49 attic

LANDSCAPE FEATURES

- Professional landscape package
- 2 weatherproof electrical outlets
- 2 frost free hose bibs

ASHBURN PROFESSIONAL HOME SERVICES

- Meridian Bank
- Tom Rhodunda Cell – 302-690-2579

