



Pinehurst Village Luxury Features

A Family Tradition of Quality.

STANDARD INCLUSIONS:

- *Level 1 Granite Countertops for kitchen w/undermounted kitchen sink*
- *Stainless Steel electric range, dishwasher & OTR Microwave*
- *Brantford 7185C Kitchen Faucet*
- *4 Recessed lights for kitchen in lieu of standard bar light*
- *Unfinished 8' basement with 3 piece rough in for under slab plumbing*

ASHBURN ADVANTAGE PROGRAM:

- *See sales representative for available closing cost assistance with preferred lenders*
- *½ off Non-Structural Options up to \$20,000.*

Construction Features: Front entry 2 car garage w/Carriage Style Garage Door. Unfinished 8' basement foundation. 2 cable TV jacks & 2 phone jacks standard. Concrete driveway. Concrete service walks & public walks. Public sewer & public water. 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 crown molding & chair rail 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. GE Appliances to include a Stainless Steel Smooth top electric range, OTR microwave hood combination and Built-in dishwasher. Level 1 Granite Countertops for Kitchen.

Energy Saving Features: Low maintenance vinyl single hung windows w/screens. Weather sealing system. 92% efficient gas furnace. 14 SEER A/C. Energy efficient electric 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. Natural gas.

Landscape Features: Landscape package. Final grading & seeded yard. 2 weatherproof exterior electrical outlets. 2 frost free hose bibs.

Marcus Rush, Realtor
Rush Realty Group

Cell: (302) 526-0902
Office: (302) 219-6707
www.RushRealtyGp.com
mrush@rushrealtygp.com