FREE INCLUSIONS:

- *4 recessed lights in kitchen in lieu of standard light*
- *Chain drive garage door opener*
- *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.*

Dan Sander, Realtor
Re/MAX Realty Group

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

Updated as of 12.03.19

ASHBURN HOMES

Streams Edge Luxury Features

A Family Tradition of Quality.

Construction Features: Side entry 2 car 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. Public Sewer and 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 window trim throughout, shadow box and columns for formal dining room (per model). LVT flooring in foyer, kitchen, dining area and family room/great room and 1st floor laundry/mud room. Option 2 Ceramic tile flooring for master bath, hall bath and powder room (if applicable). Vinyl flooring in 2nd floor laundry room (if applicable). 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. Brantford chrome faucets/fixtures throughout home.

Designer Kitchens: Dramatic 42" upper kitchen cabinets. Level 1 Granite countertops for kitchen with stainless steel under mount kitchen sink. Smooth top electric range, OTR microwave hood combination, dishwasher and French door bottom freezer refrigerator – Stainless steel standard.

Energy Saving Features: Low maintenance vinyl double hung windows Low E with Argon with extension jamb and screens. Weather sealing system. 95% efficient gas furnace. 16 SEER A/C. Energy efficient tankless water heater. Fiberglass front door. Water saver toilets & faucets. Insulation package: R23 BIB insulation for exterior walls, R-49 attic with R11 crawl Insulation. 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.