



EASTON PARK

THE FEATURES

Community

The intimate village-style community of Easton Park features cobblestone styled driveways, extensive walking trails, gas lighting, extensive landscaping throughout the neighborhood, and a reserve of lush greenery surrounding a natural pond. Each home features European-inspired architecture with tumbled brick exteriors, covered porches, a private courtyard and garden, and a private 2-car garage.

Additional parking for guests is located throughout the community.

EXTERIOR

- ♦ Home exterior of tumbled brick
- ♦ Brick foundation and sealed crawlspace
- ♦ Rustic wood-grained, maintenance -free fiberglass front doors with optional glass insert
- ♦ Rich, wood-grain styled fiberglass garage door with Carriage style hardware, glass panels and remote opener
- ♦ Private 2 car garage finished with sheet rock, base boards and painted
- ♦ Decorative coach lights throughout exterior
- ♦ Architectural roof shingles with 30 year guarantee
- ♦ Energy Efficient clad windows with simulated divided lights
- ♦ Covered terraces on both front and back of the home
- ♦ Private rear courtyard with 14x14 patterned concrete patio
- ♦ Two exterior water spigots and two exterior electrical outlets
- ♦ Rear courtyard landscaping including options for built in grills, fireplaces and pergolas
- ♦ Cobblestone-styled driveways with brick borders leading from the street to each garage

ENERGY EFFICIENCY

- ♦ Energy Star Certification
- ♦ 14.5 Seer Heating and Air Conditioning system with programmable thermostats
- ♦ Radiant Barrier Roof Sheathing
- ♦ Energy efficient (Low E) windows
- ♦ Batt insulation at or above R38 ceilings; R15 walls; R19 floors
- ♦ Energy efficient appliances
- ♦ Water-saving elongated toilets
- ♦ Attic tent on pull down stairs

INTERIOR

- ♦ 10' ceiling height first floor/9' second floor
- ♦ Site-finished 3" hardwood floors throughout first floor, except Owner's Suite, with slate or stone inlay patterns in foyers
- ♦ Smooth finish ceilings
- ♦ Walls between homes consists of 2 separate wood stud walls, each with batt insulation and one layer of 5/8" sheetrock. There are two air cavities and two layers of 1/2" sheetrock between stud walls to further reduce sound transmission between units.
- ♦ Elegant 2-piece 5" crown molding in Dining, Foyer, Kitchen, Loft, Owner's Suite, Family Room, Study and Powder Room
- ♦ Dining Room to include columns, chair rail and picture framing below
- ♦ 42" gas fireplace with slate surround and wood mantle options
- ♦ Tray ceilings and vaults per plan
- ♦ 1 color buyer's choice on walls; semi-gloss white paint on trim, windows
- ♦ 8' solid core interior doors with double panels on first floor; 6'8" on second floor
- ♦ 7 1/4" baseboards throughout
- ♦ Decorative iron rails and stained oak treads on stairways
- ♦ Built-in custom closets with His/Hers sections in Owner's Suite
- ♦ 36" gentlemen height counters in all bathrooms,
- ♦ Brushed nickel or bronze finish door hardware



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Continued

CHEF'S KITCHEN

- ◆ Thermador Professional Series stainless steel appliances
 - ◆ 36" built-in Refrigerator with bottom level freezer
 - ◆ 36" all-gas Range with 4 burners, griddle and convection oven
 - ◆ Range hood vented to outside
 - ◆ Built in Microwave with 10-power settings
 - ◆ Fully integrated Dishwasher
 - ◆ Garbage Disposal
- ◆ Sensa Granite kitchen countertops up to level 4 including Blanco Gabrielle, Silver Silk, Caroline Summer and Delicatus Ice
- ◆ Custom configuration Eudys cabinets
- ◆ Ceramic tile backsplash
- ◆ Undermount granite composite sink with Moen pullout faucet
- ◆ Under cabinet lighting
- ◆ Frosted glass door to pantry
- ◆ Recessed can lights and pendants

ELECTRICAL

- ◆ 5 tv and 1 phone outlet plus 1 HDMI for wall mount television all running to central structured wiring box
- ◆ Pre-wire for security system on request
- ◆ Fan pre-wire in all bedrooms and living room

PLUMBING

- ◆ Tankless Rheem hot water system
- ◆ Moen Branford faucets in nickel or bronze
- ◆ Granite countertops in all bathrooms
- ◆ Porcelain tile floors in bathrooms
- ◆ Wood framed mirrors in bathrooms
- ◆ 6' soaking tub with tile surround in master bathroom
- ◆ Frameless shower door in master bathroom
- ◆ Accent niche and ceramic tile floor in master bath shower
- ◆ Elevated ADA (Comfort Height) toilets in all baths

WARRANTY

- ◆ 2 year warranty for materials and workmanship
- ◆ 10 year structural component warranty
- ◆ Borate Termite treatment at framing and 1 year termite warranty