

# INCLUDED FEATURES



## IMPRESSIVE COMMUNITY AMENITIES

- Attractive landscaping throughout
- Lawn maintenance and snow removal
- Underground telephone, internet and electric lines
- Sidewalks and street lighting
- Public water and sewer
- Natural gas
- Professionally managed Homeowners Association
- Bocce ball courts and walking trail

## EXTRAORDINARY FEATURES

- Timeless classical architecture
- 2" x 6" exterior wall construction
- 9' ceilings on first & second floors
- 3" Mannington® hardwood flooring in foyer, kitchen, family room, pantry & powder room
- Two-car front entry garages, finished with drywall & painted
- Family room gas fireplace
- 5 ¼" baseboard trim
- 3 ½" door trim
- Laundry room with utility sink
- Shaw® Wall-to-wall carpet in bedrooms, upper hall & loft
- Schlage® Latitude series satin nickel finish front entry door hardware with deadbolt lock
- Schlage® Latitude series satin nickel finish interior door lever handles
- 2-panel smooth finish interior doors
- Progress® Heart Collection lighting package
- Structured wiring package – pre-wired for (1) security system and (3) Smart TVs: (1) wireless access point on each floor
- Closets with vinyl coating wire shelving
- Economical gas heat, gas cooking and gas hot water heater
- Washer/gas dryer hook-up
- Smoke/carbon monoxide detectors

## STYLISH & FUNCTIONAL KITCHENS

- Century Kitchens® cabinetry with 42" wall cabinets, soft-close doors & drawers, crown molding, choice of door & drawer hardware
- Granite countertop with eased edge
- Recessed lighting package
- Stainless steel undermount kitchen sink
- Whirlpool® appliance package including:
  - Gas cooktop with cast iron grates, 5 burners
  - Microwave/oven combo, Accubake® temp management, convection cooking
  - Canopy range hood vented to the exterior
  - Dishwasher with silverware spray
- Electric garbage disposal
- Pre-plumbing for ice maker at refrigerator space

## LUXURIOUS BATHS

- Cultured marble countertop in hall bath
- All baths include:
  - DalTile 12" x 12", 2"x2" ceramic tile floors
  - DalTile 6" x 6" ceramic tub/shower walls
  - Century Kitchens vanities with full overlay soft-close door and drawers
  - Back saver height
  - Selection of knobs, pulls or handles
- Decorative wood framed mirror in all baths
- Moen® faucets and fixtures
- Elongated toilets
- Powder room with granite countertop and undermount sink
- Owners bath includes:
  - Separate tile shower with glass door
  - Granite countertop with undermount oval sink

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## GREEN FEATURES

- Lennox® gas furnace
- Lennox® A/C Unit 14.5 SEER
- Programmable thermostat
- Lennox® 50-gallon natural gas hot water heater
- Vinyl windows, double pane insulated Low E Glass with screens
- Durable insulated exterior doors and garage door
- Insulation including R-38 (blown-in & batts) in cathedral ceiling & attic, R-21 (batts) in exterior walls, R-11 in exterior garage walls, R-19 in garage ceiling
- Efficient and quiet insulated ductwork (where applicable)
- Low-flow toilets

## QUALITY CONSTRUCTION FEATURES

- 7" Board & batten vinyl siding
- Limited lifetime architectural roof shingles
- Fully vented vinyl soffits to ensure proper air circulation in attic
- Passive radon pipe vented through the roof with electric outlet for future fan
- ¾" tongue and groove sub-flooring
- Engineered floor and roof trusses
- Seamless white aluminum gutters and downspouts
- Two-car garage with engineered roof system and insulated walls
- 200-AMP electrical service

## QUALITY ASSURANCE

- 12-year Homeowner Warranty/Insured Program through Residential Warranty Corporation
- Three-step pre-settlement buyer inspection program to ensure buyer satisfaction
- Homes professionally cleaned and prepared for move-in
- Professional Customer Service Department to help after you move into your new DeLuca home
- Customer service program includes 60-day and 1-year warranty letters for service date scheduling

## 50 YEARS OF HOME BUILDING EXPERIENCE

- DeLuca Homes stands behind every home we build with more than two generations of building experience
- Designed and engineered by the DeLuca Homes architectural department
- DeLuca Homes boasts thousands of satisfied homeowners in completed communities throughout Pennsylvania, New Jersey and Florida
- DeLuca Homes is a privately held, family-run corporation
- Recipient of numerous awards for home designs
- DeLuca Homes is a diversified company, building both residential and commercial developments
- DeLuca Homes offers many pre-priced options to personalize your home. Please ask your sales representative for details