

# Maison 500



Craft Custom Homes  
The Lavinia, Chelsea, Emma, Maddison

*Distinctive Interiors*

- Dramatic open floor plan
- 9' ceilings throughout the first floor
- Sunlit family room
- Second floor laundry with washer & dryer hook ups
- Hardwood floors on the first floor
- 5" basboard and 3 1/2" casing throughout first floor
- Two car garage
- Plush wall to wall carpeting
- Luxurious master suite

*Exterior Features*

- Distinctive steep roof lines
- Premium vinyl siding
- Craftsman style corbels with open porch detail
- Hand split stone and brick design
- Two frost free hose connections
- Seamless aluminum gutters and downspouts
- Ridge vent attic ventilation system
- Concrete porches
- Anderson windows
- Roof top decks available
- Two weather protected exterior electrical outlets
- Asphalt Driveway
- Installed mailbox

*Within the Kitchen*

- Gourmet appliance package including GE gas range, dishwasher, microwave and garbage disposal
- Beautiful functional kitchen with 42" Century cabinets
- Granite counter tops
- Stainless steel sink with single lever faucet
- Cold water line for ice maker

*Within the Bedrooms & Baths*

- 2 and 3 bedroom models
- Double bowl vanities
- Oversized master walk in closets with ventilated shelving
- Sensational master shower with dual shower heads
- Full width plate glass mirrors above the vanities
- Elegant pedestal sink in the Powder room
- Ceramic tile floors in master and hall bath

*Utilities and Safety Features*

- Smoke detectors on every level
- GFI outlets in baths, kitchen and garage
- Public water and sewer
- 200 amp electrical service
- Underground telephone, electric, gas and cable tv

*Superior Construction & Energy Efficiency*

- Solid concrete foundation walls
- 2" x 6" Exterior framing
- 50 year tongue and groove subfloor
- Radon piping with sealed sump pump
- Interior foundation drain
- Zip wall sheathing system
- R-19 exterior walls and R-38 ceilings
- 48 gallon quick recovery gas hot water heater
- Pex plumbing water lines
- 13 Seer central air conditioning
- High efficiency gas heater
- 1 phone and 2 cable locations
- Electronic door chime

**Pre Construction:**

- Architectural Design
  - Builder will provide standard house plans
  - Builder will provide architectural services, if desired, to customize plans at buyers cost
- Permits and Fees
  - Builder will apply for all necessary permits to construct the home plans.
  - Builder will pay permit and all related permit fees. Buyer initiated changes to plans that result in additional permit costs will be at the buyer's expense.
- Lot Engineering and Survey
  - Builder will determine the height of the first floor of the house and garage floor in relation to the street and existing grades. All decisions pertaining to depth of excavation, rough grading and final grading will be determined by the builder.

**Floor Plans:**

- The Lavinia: Starting at 399k for interior units (All pricing for phase 1 buyers only)
  - Includes second floor plans A, B, C and D
  - Included third floor plan D.
  - Third floor plan A is \$5,500
  - Third floor plan B is \$12,500, powder room is \$5,000
  - Third floor plan C is \$12,500, full bath is \$7,500
  - Includes basement plan A
  - Basement plan B is \$10,000
  - Basement plan C is \$12,000
- The Chelsea: Starting at 399k for interior units (All pricing for phase 1 buyers only)
  - Includes second floor plans A, B, C and D
  - Included third floor plan D.
  - Third floor plan A is \$5,500
  - Third floor plan B is \$12,500, powder room is \$5,000
  - Third floor plan C is \$12,500, full bath is \$7,500
  - Includes basement plan A
  - Basement plan B is \$10,000
  - Basement plan C is \$12,000
- The Madison: Starting at 399k for interior units (All pricing for phase 1 buyers only)
  - Includes second floor plans A, B, C and D
  - Included third floor plan D.
  - Third floor plan A is \$5,500
  - Third floor plan B is \$12,500, powder room is \$5,000
  - Third floor plan C is \$12,500, full bath is \$7,500
  - Includes basement plan A
  - Basement plan B is \$10,000
  - Basement plan C is \$12,000
- The Emma: Starting at 399k for interior units (All pricing for phase 1 buyers only)
  - Includes second floor plans A, B, C and D
  - Included third floor plan D.
  - Third floor plan A is \$5,500

- Third floor plan B is \$12,500, powder room is \$5,000
- Third floor plan C is \$12,500, full bath is \$7,500
- Includes basement plan A
- Basement plan B is \$10,000
- Basement plan C is \$12,000

**Foundation and Flatwork:**

- Footings
  - To code, township inspected and approved
- Basement
  - Solid poured walls, 8' high with a silicon spray or equivalent.
- Sump pit
  - 4" Interior drain pipe with a sump pit, pump, and outlet. (\$350 for second sump pit with lid and pump)
- Porches and Patios
  - 4" Concrete with welded wire mesh
- Garage Floor
  - 4" Concrete with welded wire mesh
- Basement Floor
  - 4" Concrete with pier pads to design

**Framing:**

- Floor Joist
  - Dimensional, installed in accordance to approved plan
- Roof Rafters
  - Dimensional lumber, installed in accordance to approved plan
- Wall Sheathing
- zip wall

- Roof Sheathing
  - 7/16<sup>th</sup> OSB
- Sub Flooring
  - ¾" T & G Engineered flooring
- First Floor Walls
  - 2" x 6", (104 5/8" precut) Exterior walls
  - 2" x 4", (104 5/8" precut) Interior walls
- Second Floor Framing
  - 8' 2" x 6", (92 5/8" precut) Exterior Walls
  - 8' 2" x 4" (92 5/8" precut) Interior Walls

**Insulation:**

- Walls
  - R-19 Batts in wall areas to code
  - Optional combo system with 1.5" closed cell spray foam (Market Price)
- Ceiling
  - R-38 Blown into attic space to code

**Roofing:**

- Shingles
  - 30 Year architectural shingles (Rustic Black) (Tamko Heritage Classic Color selection)
  - Standing seam aluminum on front façade only (main porch, first floor front pent) (black)
- Underlayment
  - Felt buster synthetic roof felt
- Flashing
  - Aluminum

**Gutters and Downspouts:**

- Gutters
  - 5" White Aluminum
- Spouts
  - 3" White Aluminum

**Windows & Doors:**

- Windows
  - Silverline by Anderson
  - Single Hung
  - 1x4 Azek picture frame on front windows only
- Doors
  - Front Door
    - Therma-Tru Fiberglass Craftsman Style with transom and side lites (\$1,000 allowance) (Dexter stratus knobs) (\$12 allowance)
  - Rear Door(s)
    - Therma-Tru Fiberglass selection (Builder selected) (included in window allowance) (\$300 allowance) (Dexter stratus knobs) (\$12 Allowance)
    - Silverline by Anderson slider (\$500 allowance)
  - Interior
    - Six-panel Masonite, two-panel smooth, two-panel roman, two-panel arch top, three-panel, four-panel doors with selection of hardware, (Dexter stratus knobs) (\$12 allowance)
    - Optional barn (Builder supplied 36", \$750)
    - Optional pocket doors (\$250 per door)
  - Garage Doors
    - Builder supplied steel raised panel door
      1. Thermacore series 199 with V5 stamp with 1 row of ½ glass (2 lites)
      2. optional 850 legacy ½ HP chain drive opener (\$375)
      3. Optional key pad, \$100
      4. 2 sets of carriage hardware
      5. Total allowance (\$2,000.00 including material, delivery, installation)

**Interior Walls:**

- Material
  - ½" sheet rock, screwed, and glued
- Finish
  - Class 4, sanded and prepped for flat paint

**Exterior Walls:**

- Front
  - Split stone or brick water table (Window sill down) 5" Vinyl siding (Mastic ovation standard colors), (\$6 per foot stone allowance) (Bluestone sills and cap) (cedar impressions or board and batten per design)
  - Optional reclaimed brick sills and cap (\$20 per lineal foot)
  - 2, 8" permacast or fypon columns (\$250 allowance per column)
- Sides and Rear
  - 5" vinyl siding (Mastic ovation standard colors)

**Finished Flooring:**

- First Floor
  - 3 ¼" x ¾", T & G Hardwood (Pre-finished) (\$5 total allowance including installation) (Optional site finished floors starting at an additional \$4 per foot)
- Laundry Room and Secondary Baths
  - Coretec plus elite or Mannington sheet vinyl (\$2.99 Material Allowance)
- Master Bathroom
  - Ceramic Tile (\$1.99 Material Allowance)
- Other Areas
  - Wall to wall carpeting over 6 lb. pad. (\$18 / Yard Material and Installation Allowance)

**Trim:**

- Baseboard (First Floor Living)
  - 5 ¼" MDF Colonial Style (Builder Supplied)
- Baseboard (Balance of home)
  - 3 ¼" MDF Colonial Style (Builder Supplied)

- Casement
  - 3 ¼" MDF Colonial style (Builder Supplied) (first floor) (Picture Frame)
  - Drywall return balance of home
  - Optional shadow boxing (\$25 per lineal foot) (Builder layout and design)
  - Optional mantel piece chair (\$15 per lineal foot) (Builder layout and design)
  - Optional 1-piece crown molding (4" colonial) (\$15 per lineal foot) (Builder layout and design)
  - Optional window casement (\$75 per window) (3 ¼ MDF Colonial style)
  - Upgrade to 5 ¼" MDF Colonial Style in balance of home (\$2 per lineal foot)
  - Coffered Ceilings (Market Price) (Builder designed)
  - Tray ceilings (Market Price) (Builder designed)
- Fireplace (optional)
  - 32" Quartz gas Fireplace (\$1,500.00 allowance)
  - Slate surround with standard mantel (\$500 allowance)
  - Custom stone and ship lap mantel and surround (\$4,000)

**Stairs:**

- Main Stair
  - Red oak treads with painted white pine risers
  - Handrail to code (6010 red oak) (choice of stain) (5016 pin top baluster, pre-primed)
  - 4040 red oak newels or equiv (Builder selected and supplied)
  - Optional 4991 recessed panel box newels (paint grade) (\$400 per newel)
  - Optional 1 ¼" square primed balusters (\$8 per baluster)
  - **(\$2,000.00 main stair handrail total allowance) (Material and installation)**
- Other stair
  - Pine box treads with pine risers (painted)
  - Handrail to code (pine, oval, painted)



**Painting:**

- Interior Trim
  - Two coats of latex semi-gloss (match window interior color)
- Interior Walls and Ceilings
  - Two coats of flat paint (Princeton White)
  - 1 custom color on first floor walls (Princeton white)
- Exterior
  - Front Door
    - Two coats of semi-gloss (Bright White interior) (client selected exterior)

**Electrical Work:**

- Outlets
  - To code, inspecting by township.
  - Each additional outlet is \$100
- Installation
  - To code, inspecting by township.
- Phone and Cable Jacks
  - 1 phone and 2 cable lines (each additional phone and cable is \$100) (\$150 for each cat 6 line)
- Basement
  - 4 porcelain fixtures (builder supplied) (\$15 per light allowance)
- Exterior Outlets
  - To code, inspecting by township.
- Exterior Doors
  - Single exterior light at each door
- Smoke Detectors
  - Location by code, hardwired with battery backup
  - \$50 allowance per carbon monoxide / smoke detector
  - \$12 allowance for standard smoke detector

- Service
  - 200 Amp electrical service (to code)
- Light Fixtures
  - Builder selected with 10 HH (\$500.00 Fixture Material Allowance including bulbs) (Each additional HH is \$100)

**Heat & Air:**

- Thermostats
  - Programmable (Builder Supplied) (\$30 allowance)
- Heating
  - Single zone natural gas or propane forced hot air furnace. 92% Efficiency (Bryant)
  - Builder designed for size
  - Optional second system (\$3,500)
- Air Conditioning
  - 13 Seer (Bryant)
  - Builder designed for size
- Aprilaire 5000 electronic air cleaner (\$1,500)
- Premier one UV light (\$1,000)
- Aprilaire 1410 media air cleaner (\$1,000)
- Aprilaire600m bypass humidifier (\$900)

**Plumbing:**

- Water Lines
  - Pex corrosion resistant system with manibloc
- Installation
  - To code, township inspected
- Outside Hose Bibs
  - One frost free bibs (Builder site selection)
- Sewer & Water
  - Public sewer & Public water
- Hot Water Heater
  - 48 Gallon (Builder Supplied)

- \$1,200 upgrade to Navien Tankless (NPE-180S)
- Fuel
  - Propane or Natural Gas (Builder selected)

**Master Bathroom:**

- Shower
  - Wet bed with tile Mosaic (\$5.00 Material Allowance)
  - Tile walls (\$1.99 material allowance)
  - Semi-frameless glass, clear, chrome, 72" high with single door (Optional Frameless glass) (\$1,750)
  - Optional corner shelves (\$75 per shelf)
  - Optional corner seats (\$300)
  - Plumbing fixture layout is at discretion of builder (2 Moen chateau) (2 @ \$86 mixing valve allowance) (2 @ \$86 trim kit allowance including shower head) (1 hand held, \$75 allowance)
  - Optional threshold (\$100)
  - 1 Exhaust fan (\$75 allowance)
- Tub (Optional)
  - American Standard cadet including Faucet (Chrome) (\$2,500)
- Floor
  - Ceramic Tile (\$1.99 material allowance)
  - Optional heated floor (\$3,500)
- Vanity
  - \$750 Material Allowance
  - Tops (\$500 Material Allowance)
  - Allowances includes sinks
- Toilet
  - White elongated front bowl (Builder supplied) (Sterling) (\$110 allowance)
- Faucet
  - Moen Chrome Chateau (Builder Supplied) (\$103 allowance)

- Accessories
  - Chrome TP holders and towel bars (Builder supplied) (\$325 whole house allowance including install)
  - Mirror above vanity (Builder supplied) (Plate glass) (\$300 whole house allowance including install)

**Sprinkler:**

- To code
- Includes exposed heads
  - Optional concealed heads (\$2,000)

**Hall Bath(s):**

- Tub / Shower Combo
  - Fiberglass two or three piece (Builder supplied) (\$300 allowance)
  - Builder supplied
  - 1 Moen chateau (1 @ \$86 mixing valve allowance) (1 @ \$86 trim kit allowance including shower head)
  - 1 Exhaust fan (\$35 allowance)
- Floor
  - Coretec Plus Elite or Mannington Sheet Vinyl (\$2.99 material allowance)
  - Optional threshold (\$100)
- Vanity
  - Single bowl vanity (\$300 allowance including top)
  - Allowances includes sinks
- Toilet
  - White elongated front bowl (Builder supplied) (Sterling) (\$110 allowance)
- Faucet
  - Moen Chrome Chateau (Builder Supplied) (\$103 allowance)
- Accessories
  - Chrome TP holder and towel bars (Builder supplied) (\$325 whole house allowance including install)
  - Mirror above vanity (Builder supplied) (Plate glass) (\$300 whole house allowance including install)
  - Curtain rod

**Powder Room:**

- Vanity
  - White pedestal sink (\$200 Material Allowance)
- Toilet
  - White elongated front bowl (Builder supplied) (Sterling) (\$110 allowance)
- Faucet
  - Moen Chrome Chateau (Builder Supplied) (\$103 allowance)
- Accessories
  - Chrome TP holder (Builder supplied) ) (\$325 whole house allowance including install)
  - Mirror above vanity (Builder supplied) (Plate glass) (\$300 whole house allowance including install)
  - 1 Exhaust fan (\$35 allowance)

**Closets:**

- Shelves
  - Wire vented shelving (\$600 whole house allowance) (all closets including pantry)

**Laundry:**

- Washer
  - Hot & Cold hookup with drain line
  - Overflow pan
- Dryer
  - Electric or gas hook-up
  - Vent to the exterior
- Flooring
  - Coretec plus elite or Mannington sheet vinyl (\$2.99 material allowance)

**Kitchen:**

- Cabinets
  - ("Shaker Style") 42" cabinets (Builder Selected) with crown molding (\$5,000.00 whole house allowance including master closet and laundry) (cabinet allowance includes tax, delivery, hardware)
  - \$1,000 installation allowance including knobs

- Counter Tops
  - Level 1 granite per base kitchen plan (\$2,000 allowance including sink(s) (Whole house allowance, can be applied to optional items)
- Sink
  - Garbage disposal (Builder supplied) (Badger 1/3 HP) (\$89 allowance)
- Faucet
  - Moen chateau chrome (Builder supplied) (\$125 allowance)
- Appliances
  - Slide in range (Builder supplied) (Model JGBS62REKSS)
  - Dishwasher (Builder supplied) (Model GDF520PSJSS)
  - Over the range microwave (Builder Supplied) (Model JVM3160RFSS)
  - (includes tax, delivery and installation)
  - Appliance package option 1 (\$1,750.00)
  - Appliance package option 2 (\$2,250.00)
  - Appliance package option 3 (\$2,750.00)
- Hardware
  - Cabinet company selection supplied (included in allowance)

**Grading:**

- Final grade
  - Professionally raked and seeded
  - Buyer to maintain and water

**Driveway:**

- Installed as per plan (1.5" asphalt binder course, 1" asphalt wear course)

**Landscaping:**

- Builder Supplied
  - 3' wide concrete walkway (builder layout)
  - If Applicable (Plantings are not warranted)
  - Buyer to maintain and water

Patios / Deck

- Optional pressure treated decks with pressure treated rails (\$40 per sq ft.) (18x10 minimum) (PT deck or roof top deck Included for phase 1 buyers only)
- Optional stamped concrete patios (\$30 per sq ft.) (Minimum 10 x 10)
- Optional concrete patios (\$15 per sq. Ft.) (Minimum 10 x 10)
- Optional blue stone patio (Market Pricing) (Builder to provide)
- Steps (Market Pricing based on selections) (Builder to provide)
- Pressure treated rail across slider to code (standard) (Phase 2 Buyers)
- Optional roof top fiberglass decks (Builder design and layout) (PT deck or roof top deck Included for phase 1 buyers only)
- Optional Trek decks with vinyl rails (Market price)

#### **Trade Partners -Material Selections**

- Cabinets
  - Century (Craig Wilston)
- Tile
  - The Tile Shop (Joseph Leithead)
  - Avalon (Thomas Bloh, Jason Diem)
  - Floors U.S.A (Dennis)
- Carpet
  - Floors U.S.A (Dennis)
- Counter tops
  - Asco (Nicole)
  - Colonial (Pamela)
  - Berwyn Kitchen and Bath (Avni)
- Appliances
  - Kieffers (Kristen Cossa)
- Stone selection
  - Pinnacle (Phil Santangelo)
- Hardwood
  - Site Finished (BJS Floors)
  - Pre-Finished (Floors U.S.A) (Dennis)

#### **Sub-Contractors**

- **Builder selected and provide**
  - **We will not work with or warrant outside sub-contractors**
  - **We will not work with or warrant outside trade partners**

#### **Omissions**

- Omissions of any type of material or design are at the builder's discretion
- Home Plans, renderings and real estate listings may show or list optional features

