

GeorgeAnn Custom Homes, Inc.

Cloverfield Estates Standard Specifications

Exterior Features:

- Architectural roofing 30 year IKO
- Concrete walkway to front door
- Attached 2 or 3 car garage - entry per plan
- Double glazed thermal patio sliding doors
- Insulated Thermal vinyl windows w/ grills & screens
- Front door chime
- Outside light fixture at front & rear doors & garage
- Aluminum leaders & gutters
- Partial masonry fronts
- Maintenance free vinyl siding, choice of color
- Color choice on shutters
- 2 x 6 exterior walls

Interior Features:

- Ceramic tile in kitchen, bathrooms & laundry room
- Off-white paint on interior walls and trim
- Gas fireplaces with stone face
- Wall to wall carpeting in family room, living room, stairs, upstairs hallway & bedrooms
- Hardwood floors in dining room & foyer
- Crown & chair rail moldings in dining room
- Designer lighting fixtures per GeorgeAnn
- Oak handrails on stairs with wrought iron balusters
- PVC coated shelving in all closets
- 6 panel colonial type doors
- 9 foot ceiling height on first floor available
- Lever type interior hardware brushed nickel

Gourmet Kitchen:

- Custom wood kitchen cabinets with crown moldings
- Granite counter tops in kitchen (choice of colors)
- Deep double bowl stainless steel sink
- Kenmore deluxe 4 burner electric self cleaning range
- Double wall ovens per model available
- Kenmore deluxe dishwasher and microwave
- Recessed lighting standard

Designer Baths:

- Ceramic tile floors in all bathrooms
- Culture marble tops in master suites
- Culture marble tops in main baths

- Choice of color on all bath fixtures and tile
- Decorator vanities in all baths
- Whirlpool tub in master bathroom available
- Deluxe fiberglass stall shower in master bath
- Fiberglass 1 pc. tubs in main bath

Energy Efficient Features:

- Two zone central air conditioning most models
- Two zone heating, forced hot air heat pumps
- Geothermal heating systems available
- 80 gallon electric water heater
- 200 amp electrical service w/ circuit breaker panel
- Insulation:
 - R-21 Walls
 - R-38 Ceilings
 - R-30 Basement

- Fire caulk and foam insulation
- Underground utilities
- Tyvek exterior house wrap
- Therma-Tru Steel insulated front & garage doors

For Your Convenience & Comfort:

- Aquapex Wirsbo plumbing lines
- Plumbing and electrical hookups for washer and dryer plus dryer vent
- Telephone & T.V. cable outlets (2)
- Two (2) ceiling fans
- Home warranty for one full year
- Manufacturer's extended warranties
- Personal home orientation

Community:

- Gorgeous views (walkout basements) available
- Top rated schools (Nazareth School District)
- Central water and on-site septic
- Township road – Cul-de-Sac
- Beautiful one acre plus lots
- Just minutes from shopping, major highways, parks, golf courses and more

GeorgeAnn Custom Homes specifications meet or exceed CABO and BOCA building codes applied to residential construction. GeorgeAnn Custom Homes guarantees your new home for a period of one year. This guarantee is in addition to other manufacturer's warranties which may apply.

Finished house may vary from artist rendering. Builder reserves the right to make changes as deemed necessary. All elevation, floor plan dimensions and details shown here are approximate and subject to change without notice.