

GeorgeAnn Custom Homes, Inc.

Eagle Point Estates Standard Specifications

Exterior Features:

- Architectural roofing 30 year GAF/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
- Trim color choice on shutters
- 2 x 6 exterior walls

Interior Features:

- Ceramic tile in kitchen, foyer & laundry room
- Off-white paint on interior walls and trim
- Lennox gas fireplaces with stone
- Wall to wall carpeting in family room, living room, stairs, upstairs hallway & bedrooms
- Hardwood floors in dining room
- Crown & chair rail moldings in dining room
- Designer lighting fixtures
- Oak handrails on stairs
- 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
- Deluxe four burner electric self cleaning range
- Double wall ovens per model available
- 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 & princess suites

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

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
 - All copper wiring
 - 200 amp electrical service w/ circuit breaker panel
 - Insulation:
 - R-21 Walls
 - R-38 Ceilings
 - R-30 Basement
 - Underground utilities
 - Tyvek exterior house wrap
 - Therma-Tru Steel insulated front & garage doors
- ### For Your Convenience & Comfort:
- Aquapex Wirsbo plumbing
 - Plumbing and electrical hookups for washer and dryer plus dryer vent
 - Three (3) telephone & T.V. cable outlets
 - Two (2) ceiling fans
 - Switched electrical outlets in all bedrooms, living room and family room

Community:

- Gorgeous views (walkout basements) available
- Top rated schools (Nazareth & Northampton)
- Township roads
- 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.