



## LUXURY FEATURES

*Sharbell includes many wonderful features in every home at Springside at Robbinsville.*

### INTERIOR FEATURES:

- Soaring 9' first floor ceilings
- Hardwood flooring in foyer, dining room, kitchen and breakfast area
- Luxurious wall-to-wall carpeting in living areas and second floor
- Interior oak tread staircase with oak railings and newel posts and white painted poplar balusters (*main living level only, basement excluded*)
- Raised panel interior doors
- Elegant trim package including 3 ¼" casing at doors and windows, oversized 5 ¼" base molding on first and second floors
- Elegant crown molding in living room and dining room, chair rail in dining room
- Schlage® satin nickel lever hardware on interior doors (*excluding sliding doors and closet door pulls*)
- Ventilated vinyl coated wire shelving in all closets

### GOURMET KITCHENS:

- Aristokraft® Contractors Choice® Newberry Birch cabinets with 42" upper cabinets
- Granite countertops with 4" backsplash (*Uba Tuba color*)
- Jenn-Air™ built-in 36" stainless steel gas cooktop with five sealed burners (*Single-family homes, excluding SF-7*)
- Jenn-Air™ 30" stainless steel single wall oven (*Single-family homes, excluding SF-7*)
- Jenn-Air™ built-in over the oven stainless steel microwave (*Single-family homes, excluding SF-7*)
- Jenn-Air™ TriFecta® stainless steel multi-cycle dishwasher with soundproofing and Washlock™ flood protection technology
- XO Wall mount hood exhausted to exterior
- Moen® single bowl stainless steel under-mount sink
- Moen® Chateau™ single-lever chrome faucet and sprayer
- Refrigerator ice-maker water line

### LUXURIOUS BATHS:

- Aristokraft® Contractor's Choice® Newberry Birch vanities in all full baths
- Cultured marble countertops with integral sinks and 4" backsplash in all full baths
- American Standard™ pedestal sink in powder room
- Ceramic tile floors
- Ceramic wall tiles in tub and shower enclosures
- Plate-glass mirrors above vanities and mirrored medicine cabinets in full baths (*where layout allows*)
- Moen® 'Chateau' polished chrome single-lever faucets
- Moen® 'Chateau' scald resistant polished chrome single-lever faucets in tubs and showers
- Semi-obscured shower compartment and door in polished chrome finish
- Sterling® Performa tubs in full baths (*where applicable*)
- American Standard™ Savona soaking tub optional in master bath (*optional feature dependent on model, may not be available in all homes*)
- Water saving elongated toilets
- Designer coordinated bathroom suites include towel bar, wall mounted soap dish, and toilet paper holder

### EXTERIOR FEATURES:

- Certainteed® Mainstreet™ vinyl siding on home facades (*or equal*)
- Cultured stone water tables (*per plan*)
- Raised panel shutters (*per plan*)
- Therma Tru® Smooth Star™ insulated fiberglass front and rear entry doors with thermal weather-stripping
- Schlage® deadbolts and locksets on exterior doors in a satin nickel finish (*excluding sliding glass doors and entry or service doors to garages*)
- Clopay Gallery® garage doors with glass windows

- White aluminum gutters and downspouts
- Poured concrete rear patio
- Sodded front yard, seeded rear and side yards
- Landscaping package provided in front foundation planting
- Walkway from driveway to front entrance (*Rear Garage homes to have walkway from front door to public sidewalk*)

- Underground electric, cable/telecom & gas lines
- Belgian block street curbing
- Sidewalks
- Community clubhouse (*to be built*)
- Outdoor community pool (*to be built*)

#### QUALITY CONSTRUCTION & ENERGY EFFICIENT FEATURES:

- Gas forced hot air heating with setback thermostat control
- 13-SEER air conditioning
- R-38 ceiling insulation
- R-21 sidewall insulation
- GAF-Elk Timberline® 30 year self-sealing dimensional roof shingles (*or equal*)
- Andersen® Low-E tilt wash double-hung insulated windows with white grilles
- Window screens (*on operable windows*)
- Andersen® insulated basement windows with operable locking frames and sashes and insect screens
- Certainteed CertaWrap™ house wrap air infiltration barrier (*or equal*)
- Sub-flooring to be ¾" tongue and groove plywood; glued and nailed
- 50-gallon gas fired hot water heater
- 200 amp electrical service
- Poured concrete full basement
- Active radon ventilation system vented through roof
- Two-car garage
- Electric smoke and carbon monoxide detectors
- (4) 75-OHM coaxial cable outlets
- (4) Telephone pre-wire outlets allowing up to 4 separate phone line capability
- (1) CAT5 Modem location
- (3) Exterior weatherproof outlets
- (3) Exterior frost-resistant hose bibs
- Door chime located at front entry door
- Washer and dryer hookup

#### OPTIONAL FEATURES:

To personalize your home further, a wide array of designer materials for interiors and exteriors is offered at our Design Studio, along with a comprehensive line of optional items. Some of these items include:

- Additional flooring
- Countertop upgrades available for kitchens and baths
- Fireplaces (*per plan*)
- Recessed lighting

*Effective 4/5/17. In our continuing efforts to offer our buyers the greatest range of selections, Sharbell Gordon, LLC. reserves the right to change these included features without notice.*

#### COMMUNITY FEATURES:

- Municipal water & sewer