

NormandyBeach

LUXURY FEATURES

Sharbell Plainsboro, LLC includes many wonderful features in every home at Normandy Beach

INTERIOR FEATURES:

- Soaring 9' first and second floor ceilings
- 3" Wide pre-finished Mannington® American Oak hardwood flooring in foyer, dining room, kitchen, breakfast area, family room and/or great room
- Luxurious Mohawk Cooper Creek™ wall-to-wall carpeting in bedrooms, sitting room, halls, loft, game room, den and study
- Interior oak tread staircase with oak railings and newel posts and white painted poplar balusters (*main living levels only, garage excluded*)
- Raised panel interior doors
- Elegant trim package including 3 ¼" casing at doors and windows, oversized 5 ¼" base molding
- Baldwin® satin nickel lever hardware on interior doors (*excluding sliding doors and closet door pulls*)
- Ventilated vinyl coated wire shelving in all closets

GOURMET KITCHENS:

- Wellborn Select Series® cabinets in a painted white finish
- Granite countertops (*Uba Tuba color*)
- Tile backsplash where applicable
- Jenn-Air™ built-in 36" stainless steel gas cooktop with five sealed burners
- Jenn-Air™ 30" stainless steel wall oven/microwave convection system
- 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:

- Wellborn Series Select® vanities in all full baths
- Cultured marble countertops with integral sinks and 4" backsplash in all full baths
- American Standard® pedestal sink in powder rooms
- Ceramic 12" x 12" tile floors
- Ceramic 6" x 6" wall tiles in tub and shower enclosures
- Plate-glass mirrors above vanities
- 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 main baths (*where applicable*)
- American Standard® Savona soaking tub optional in select master baths
- Water saving elongated toilets
- Designer coordinated bathroom suites include towel bar, wall mounted soap dish, and toilet paper holder
- Recessed light above all tub & shower enclosures

EXTERIOR FEATURES:

- Certainteed® Mainstreet™ vinyl siding on home facades (*or equal*)
- Therma Tru® Smooth Star™ insulated fiberglass front and rear entry doors with thermal weather-stripping
- Baldwin® Nautica Prestige Series deadbolts and locksets on exterior doors in a satin nickel finish (*excluding sliding glass doors and entry or service doors to garages*)
- Northwest Door® Infinity Classic™ insulated garage doors with glass windows
- White aluminum gutters and downspouts

- Landscaping package provided in front foundation planting
- Flagstone walkway from driveway to front entrance

QUALITY CONSTRUCTION & ENERGY

EFFICIENT FEATURES:

- Supporting bearing structure to be combination of 8" to 12" tip diameter class B pressure treated wood piles
- Garage walls to be reinforced 8" nominal concrete masonry units
- Flood vents (where applicable) to be Smart Vent® foundation insulated vents with Styrofoam core and moisture resistant felt weather stripping
- Gas forced hot air heating with setback thermostat control
- 16-SEER air conditioning
- R-49 ceiling insulation adjacent to unconditioned attics
- R-38 ceiling insulation at vaulted/cathedral ceilings
- R-21 sidewall insulation
- GAF Timberline Ultra HD® self-sealing dimensional roof shingles (*or equal*)
- Andersen® Low-E tilt wash double-hung & casement style insulated windows with white grilles
- Window screens (*on operable windows*)
- Tyvek® house wrap air infiltration barrier (*or equal*)
- Sub-flooring to be ¾" tongue and groove plywood; glued and nailed
- (2) Navien® gas fired tankless water heaters
- 200 amp electrical service
- Electric smoke and carbon monoxide detectors
- (3) Exterior weatherproof outlets
- Minimum (3) exterior frost-resistant hose bibs
- Door chime located at front entry door
- Washer and dryer hookup

SMART HOME TECHNOLOGY:

- Remote Wi-Fi CAT5e pre-wire located at central point within home
- Liftmaster™ Elite Series DC battery backup belt drive Wi-Fi garage door opener

- Navien® NPE-240A or equal water heater with NaviLink Wi-Fi remote control system with smartphone compatibility
- Honeywell Wi-Fi 7 Day programmable thermostat with smartphone compatibility
- (1) USB charger receptacle with (2) USB ports located in each bedroom and kitchen
- (4) 75-OHM coaxial cable outlets
- (4) Telephone pre-wire outlets

COMMUNITY FEATURES:

- Municipal sewer service
- Water service by New Jersey American Water Company
- Electric by JCP&L
- Gas by NJ Natural Gas
- High speed cable by Comcast
- Formed concrete street curbing and sidewalks where indicated (*on township plan*)

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 and cabinet upgrades available for kitchens and baths
- Fireplaces (*per plan*)
- Recessed lighting

Effective 1/15/19. In our continuing efforts to offer our buyers the greatest range of selections, Sharbell Plainsboro, LLC. reserves the right to change these included features without notice.