



MONTGOMERY CROSSING

LUXURY FEATURES

Sharbell includes many wonderful features in every home at Montgomery Crossing.

INTERIOR FEATURES:

- Soaring 9' first floor ceilings
- Mohawk® Portico Collection laminate flooring in foyer, dining room, kitchen and breakfast area, family room, second floor hall and study (*where applicable*)
- Mohawk Cooper Creek™ wall-to-wall carpeting in bedrooms
- Interior oak tread staircase with oak railings and newel posts and iron balusters (*main living level only, basement excluded*)
- Raised panel interior doors
- Trim package including 3 ¼" casing at doors and windows, oversized 5 ¼" base molding on first and second floors
- Schlage® Brushed Nickel Flair Lever™ hardware on interior doors (*excluding sliding doors and closet door pulls*)
- Ventilated vinyl coated wire shelving in all closets

GOURMET KITCHENS:

- Wellborn® Loft laminate cabinets
- Polished quartz countertops with 4" backsplash
- 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® Loft laminate 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
- Moen® Chateau™ polished chrome single-lever faucets
- Moen® Chateau™ scald resistant polished chrome single-lever faucets in tubs and showers
- Semi-obsured shower compartment and door in polished chrome finish
- Sterling® Performa tubs in main baths
- American Standard® water saving Cadet® Pro 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 (*where indicated*)
- Brick veneer (*where indicated*)
- Therma Tru® Classic-Craft American Style Collection insulated fiberglass front entry doors with thermal weather-stripping
- Schlage® Plymouth™ deadbolts and locksets on exterior doors in a satin nickel finish (*excluding sliding glass doors and entry or service doors to garages*)
- Wayne Dalton® Newport Carriage House garage doors with single pane glass window
- Bronze-colored aluminum gutters and downspouts
- Landscaping package provided in front foundation planting

- Walkway from sidewalk to front entrance
- White vinyl fence on most side yards (*see site plans for details, as locations may vary*)

QUALITY CONSTRUCTION & ENERGY EFFICIENT FEATURES:

- Gas forced hot air heating with setback thermostat control
- 13-SEER air conditioning
- R-49 ceiling insulation where adjacent to unfinished attic space
- R-21 sidewall insulation
- Party separation walls insulated with R-11 unfaced batts
- GAF-Elk Timberline® 30 year self-sealing dimensional roof shingles (*or equal*)
- Andersen® 100-Series Low-E single hung with operable lower sash and casement style windows with grilles
- Andersen® 100-Series gliding patio door with window screen (*where applicable*)
- Window screens (*on operable windows*)
- Andersen® 100-Series 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
- Full basement, poured (*where applicable*), some site conditions provide for partial poured basements
- Programmable electronic dehumidifier in basement
- Active radon ventilation system vented through roof
- One or two-car attached garage (*depending on model*)
- Electric smoke and carbon monoxide detectors
- 200 amp electrical service
- CAT6a prewire in all bedrooms and family room
- (1) CAT6a Modem location
- Lithonia (or equal) 6" diameter WF6 LED ultra-thin downlight module illumination
- Ring™ Elite Video Doorbell (*or equal*)
- (3) Exterior weatherproof outlets
- (2) Exterior frost-resistant hose bibs
- Washer and dryer hookup

SMART HOME TECHNOLOGY:

- Remote Wi-Fi CAT6a pre-wire with adjacent electrical receptacle at a central point
- Liftmaster™ Elite Series DC battery backup belt drive Wi-Fi garage door opener
- Honeywell Wi-Fi 7 day programmable touchscreen thermostat controllable by smartphone or tablet
- (1) USB charger receptacle with (2) USB ports in kitchen and each bedroom
- Leviton® decora smart™ (*or equal*) LED/CFL dimming devices with WiFi® smart lighting control

COMMUNITY FEATURES:

- Municipal sewer and public water
- Underground electric, telephone, gas & cable lines
- Belgian block non-alley street curbing
- Sidewalks where indicated on Township approved plan
- Community parks/open space (*as part of the approved plan, please see site map for locations*)

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 choices
- Cabinet and countertop upgrades available for kitchens and baths
- Wall mount electronic fireplaces (*per plan*)
- Recessed lighting

Effective 1/14/19. In our continuing efforts to offer our buyers the greatest range of selections, Sharbell Plainsboro, Inc. reserves the right to change these included features without notice.