

# CARRIAGE HOMES INCLUDED FEATURES

## THE VILLAS <sup>at</sup> GREENBROOK

### IMPRESSIVE COMMUNITY AMENITIES

- Attractive landscaping throughout
- Lawn maintenance and snow removal
- Underground telephone, internet and electric lines
- Sidewalks and street lighting
- Public water and sewer
- Electric & Gas
- Professionally managed Homeowners Association
- Bocce ball courts
- Clubhouse & Pool

### EXTRAORDINARY FEATURES

- Timeless classical architecture
- 2" x 6" exterior wall construction
- 9' ceilings on first floors
- 3" Shaw® hardwood flooring in foyer, kitchen, Dining room Family room & powder room
- One & Two-car front entry garages, drywalled & spackled
- 3 1/2" baseboard trim
- 2 1/2" door trim
- Laundry room with utility sink
- Shaw® Wall-to-wall carpet in bedrooms, stairs & upper hall
- Schlage® Latitude series satin nickel finish front entry door hardware with deadbolt lock
- Schlage® Latitude series satin nickel finish interior door lever handles
- 2-panel smooth finish interior doors
- Progress lighting package
- Structured wiring package - pre-wired for [1] Smart TVs: [1] phone jack (1) tv ethernet coax wall plate
- Closets with vinyl coating wire shelving
- Gas cooking
- Washer/Electric dryer hook-up
- Smoke/carbon monoxide detectors

### STYLISH & FUNCTIONAL KITCHENS

- Century Kitchens® cabinetry with 36" wall cabinets, crown molding, choice of door & drawer hardware
- Granite countertop with eased edge in kitchen
- Stainless steel undermount kitchen sink
- Whirlpool® appliance package including:
  - Gas range with 5 burners
  - Over the range Microwave
  - Dishwasher
- Electric garbage disposal
- Ice maker water line

### LUXURIOUS BATHS

- Hall Bath includes:
  - DaTile 12"x12" Floor
  - One piece tub/shower
  - Cultured Marble countertop
  - Century Kitchen vanities with full overlay
  - Back saver height vanities
  - Selection of knobs, pulls or handles
- Primary Bath includes:
  - Separate tile shower with glass door
  - DaTile 12"x12" Floor & Shower wall
  - Shower pan
  - Century Kitchen vanities with full overlay
  - Back saver height vanities
  - Selection of knobs, pulls or handles
  - Cultured marble countertop
- Powder room includes:
  - Cultured marble countertop
  - Century Kitchen vanities with full overlay
  - Back saver height vanities
  - Selection of knobs, pulls or handles
  - 3" hardwood flooring
- Decorative wood framed mirror in all baths
- Delta® faucets and fixtures
- Elongated toilets

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### GREEN FEATURES

- Gas forced hot air heat
- Central A/C Unit 14.5 SEER
- Programmable thermostat
- 50-gallon electric hot water heater
- Vinyl windows, double pane insulated Low E Glass with grilles & screens
- Durable insulated exterior doors and garage door
- Insulation including R-38 blown in cathedral ceiling & attic, R-21 in exterior walls, Insulated garage walls
- Efficient and quiet insulated ductwork (where applicable)
- Frost free hose connection in garage & patio
- Low-flow toilets

### QUALITY CONSTRUCTION FEATURES

- 5" vinyl siding
- Limited lifetime architectural roof shingles
- Fully vented vinyl soffits to ensure proper air circulation in attic
- Passive radon pipe vented through the roof with electric outlet for future fan
- ¾" tongue and groove sub-flooring
- Engineered floor and roof trusses
- Seamless white aluminum gutters and downspouts
- One & Two-car garage with engineered roof system

### QUALITY ASSURANCE

- 12-year Homeowner Warranty/Insured Program through Residential Warranty Corporation
- Three-step pre-settlement buyer inspection program to ensure buyer satisfaction
- Homes professionally cleaned and prepared for move-in
- Professional Customer Service Department to help after you move into your new DeLuca home
- Customer service program includes 60-day and 1-year warranty letters for service date scheduling

### 50 YEARS OF HOME BUILDING EXPERIENCE

- DeLuca Homes stands behind every home we build with more than two generations of building experience
- Designed and engineered by the DeLuca Homes architectural department
- DeLuca Homes boasts thousands of satisfied homeowners in completed communities throughout Pennsylvania, New Jersey and Florida
- DeLuca Homes is a privately held, family-run corporation
- Recipient of numerous awards
- DeLuca Homes is a diversified company, building both residential and commercial developments
- DeLuca Homes offers many pre-priced options to personalize your home. Please ask your sales representative for details