

MANOR HOMES INCLUDED FEATURES

THE VILLAS at 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
- Professionally managed Homeowners Association
- Bocce ball courts
- Clubhouse & pool

EXTRAORDINARY FEATURES

- Timeless classical architecture
- 2" x 6" exterior wall construction
- 9' ceilings in living space
- 3" Shaw® hardwood flooring in foyer, kitchen, family room & hallway
- 3 1/2" baseboard trim
- 2 1/2" door trim
- Shaw® wall-to-wall carpet in bedrooms
- 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
- Electric cooking
- Washer/electric dryer hook-up
- Smoke/carbon monoxide detectors

STYLISH & FUNCTIONAL KITCHENS

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

LUXURIOUS BATHS

- Hall Bath includes:
 - DalTile 12"x12" tile floor
 - One piece tub/shower
 - Cultured marble countertop
 - Century Cabinetry vanities with full overlay
 - Back-saver height vanities
 - Selection of knobs, pulls or handles
- Primary Bath includes:
 - Separate tile shower with glass door
 - DalTile 12"x12" tile floor & shower wall
 - Shower pan
 - Cultured marble countertop
 - Century Cabinetry vanities with full overlay
 - Back saver height vanities
 - Selection of knobs, pulls or handles
- Decorative wood-framed mirrors in all baths
- Delta® faucets and fixtures
- Elongated toilets

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GREEN FEATURES

- Economical electric heat pump
- Central A/C unit
- Programmable thermostat
- 50-gallon electric hot water heater
- Vinyl windows, double pane insulated Low E glass with grilles & screens
- Durable insulated exterior doors
- Insulation including R-38 in cathedral ceiling & attic, R-21 in exterior walls
- Efficient and quiet insulated ductwork (where applicable)
- Low-flow toilets

QUALITY CONSTRUCTION FEATURES

- 5" vinyl siding & brick
- 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

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