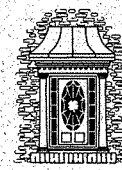


The Premier Collection of Westbrook



O'DWYER HOMES

We Brought Value Back Home

COMMUNITY CHARACTERISTICS

- Excellent schools
- Traditional elevations - Colonial and Oldtowne fronts (per plan)
- Sodded front, side, and rear yard with planting beds
- Professionally designed landscaping
- Underground telephone and electric service
- Large lots

SPECIAL FEATURES

- Entry features include decorative handset and light fixtures (finish choices available)
- Extensive trim package includes: Colonial interior trim
"Classique" doors with oval handles
- Beadboard panels in dining room
- Two piece crown molding in living room, dining room and foyer
- One piece crown molding in family room, up hall and master bedroom
- One piece crown molding in kitchen, up hall and master bedroom
- Trey ceilings with crown molding in foyer, dining room and master bedroom
- Fireplace with gas log lighter, marble over travertine surround and traditional mantel trim
- Wood windows, low "E" glass double insulated (lifetime warranty on double hung window glass)
- Applied grids to glass-front of house
- Optional elevators available per plan provide beauty and low maintenance
- Pre-wiring for telephones in kitchen, family room and all bedrooms
- RG6 cables-TV pre wired, family & all bedrooms
- Smoke detectors (per code)
- Superior quality interior and exterior paint
- Concrete patio or deck (optional stairs) per plan
- Large closets and hanging space with ventilated shelving
- Recessed washer connections
- 220V electrical connection in utility areas and dryer vent to exterior
- Two exterior water faucets
- Dead bolt locks on exterior doors for your family's security
- Two ceiling fan prewires and brace
- All bedrooms prewired for overhead lights
- Ceiling fans-master bedroom & family room
- Flood lights at front and rear
- Decorative mailboxes
- Designer light fixtures
- Complete enamel gutters and downspouts
- Wood shutters with hinges & clips (per elevation)
- Security system with 2 keypads and motion detector for your family's safety
- Structured wiring w/Honeywell Video/telecom enclosure
- Decora Switches

CONSTRUCTION FEATURES

- Steel reinforced poured concrete foundations
- Class A fiberglass Chalet shingles with 30 year warranty
- Hydrostatically tested plumbing featuring PEX water lines with 10 yr. limited warranty, home run to each plumbing fixture for quicker hot water supply
- Weatherproof electrical outlet at front and rear
- Engineered floor trusses to ensure level, quiet floors
- Preprimed cement siding with a 25 year limited warranty
- Tongue and groove floor decking glued and screwed to joist
- Framed and insulated interior of foundation walls

ENERGY SAVING FEATURES

- High efficiency 80% furnace first floor
Energy saving electric heat pump second floor
- R-30 blown ceiling insulation over living areas (R-19 batts in vaulted ceiling)
- R-13 frame wall insulation in heated areas
- Thermostatically controlled central heat and air conditioning
- Insulated exterior doors with weather stripping
- Double pane low E glass wood windows flip out for easy cleaning
- Sealed infiltration resistant ductwork
- Two programmable thermostats
- Electric 66 gallon hot water heater
- Housewrap

FLOORING

- Hardwoods in foyer, powder room, kitchen and breakfast room
- Ceramic tile floors all baths and laundry
- Wall-to-wall stain resistant plush nylon carpet with 1/2" rebound pad for luxury and comfort

KITCHEN

- Level one granite countertop
- Ceramic tile designer backsplash
- Whirlpool gas cooktop
- Double compartment undermount stainless steel sink with pull out faucet
- Whirlpool built in double oven
- Whirlpool 5 level quiet-wash dishwasher
- Space saver microwave vented to exterior

- Large kitchen work area
- Breakfast areas in all plans
- Bay windows per plan
- Pantries with ventilated shelving
- Choice of quality flat panel maple kitchen cabinets and flat panel birch bath vanities
- Cherry and maple upgrades available
- 1/3 horsepower garbage disposal
- Water line to refrigerator space with recessed ice maker connection

BATHROOMS

- Double basins in master bath with chrome Delta Victorian fixtures
- Attractive cultured marble vanities
- Decorative ceramic tile walls in master showers and hall baths
- Full ceramic tile floors all baths
- Master bath features lavish garden tub and separate shower with body spray jet system
- Jacuzzi acrylic shower pan
- Over-sized mirrors in master and secondary bathrooms
- Framed mirrors master bath
- Exhaust fans vented to outside in baths per model
- Ground fault circuits for safety upgrade

GARAGES

- Full finished garage includes walls and ceilings
- Ample two-car parking capability
- Steel reinforced concrete garage floors
- Garage door openers with remotes
- Optional 3rd car garage with unfinished interior
- Energy Star Builder

O'Dwyer Homes, in its sole discretion, reserves the right to modify and change these features in order to improve the homes. This brochure is for information only and is not a part of a legal contract and it subject to errors, omissions and change.

