

Signature Collection Features



O'DWYER HOMES

We Brought Value Back Home

COMMUNITY CHARACTERISTICS

- Excellent schools
- Traditional elevations - Colonial and Oldtowne fronts (per plan)
- Sodded front and rear yards with planting beds and seeded rear yard
- 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 "egg shaped" handles
 - Chair railing in dining room
 - Crown moulding in living room, dining room and foyer
 - Trey ceilings with crown moulding in foyer and dining room
 - Fireplace with gas log lighter, traditional wood mantel
- Wood/vinyl windows, low "E" double insulated (lifetime warranty on double hung window glass)
- Optional elevators available per plan provide beauty and low maintenance
- Pre-wiring for telephones and cables in kitchen and family room
- Concrete patio or deck per plan (12x12)
- 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
- Flood lights at front and rear
- Decorative mailboxes
- Designer light fixtures
- Complete aluminum gutters and downspouts
- Security system pre-wired, all basement and 1st floor windows and doors
- Architectural details with columns, arches, niches and plant shelves (per plan)
- Smoke detectors (per code)
- Superior quality interior and exterior paint

CONSTRUCTION FEATURES

- Steel reinforced poured concrete foundations
- Class A fiberglass shingles with 20 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
- Cemplank 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
- 9' first floor height, 8' second floor height

ENERGY SAVING FEATURES

- High efficiency zoned 80% gas furnace 1st and 2nd floor
- R-30 blown ceiling insulation over living areas (R-30 batts in vaulted ceiling)
- R-13 frame wall insulation
- High efficiency, 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 with applied grills front elevation
- Sealed infiltration resistant ductwork
- Programmable thermostat
- Electric 50 gallon hot water heater

FLOORING

- Hardwoods in foyer, powder room, kitchen and breakfast room
- Vinyl floor in laundry room, secondary baths and pantry
- Wall-to-wall stain resistant plush nylon carpet with 6lb. rebound pad for luxury and comfort

KITCHEN

- Ceramic tile designer backsplash
- Basix solid surface counter tops (3 colors)
- Whirlpool electric self cleaning range
- Self-rimming double bowl stainless steel sink with chrome faucet and spray attachment
- Whirlpool built in self cleaning oven
- Whirlpool 3 level quiet-wash dishwasher

- Large kitchen work area
- Breakfast areas in all plans, some with bay windows
- Pantries with ventilated shelving
- Quality white, oak or flat panel maple kitchen cabinets
- Cherry and maple upgrades available
- 1/3 horsepower garbage disposal
- Water line to refrigerator space with recessed ice maker connection

BATHROOMS

- Pedestal sink in powder bath
- Double basins in master bath with chrome Delta Leland fixtures
- Attractive cultured marble vanities
- Decorative ceramic tile walls in master and hall bath showers
- Ceramic tile wet areas - master bath
- Master bath features lavish garden tub and separate shower
- Secondary baths - wet areas vinyl
- Jacuzzi acrylic shower pan - master bath
- Over-sized mirrors in master and secondary bathrooms
- Exhaust fans vented to outside in baths per model
- Ground fault circuits for safety
- One piece acrylic tub enclosures in secondary baths

GARAGES

- All garage walls finished drywall
- Metal garage doors for low maintenance
- Ample two-car parking capability
- Pre-wired for garage door openers

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.

