

CLASSIC COLLECTION FEATURES



COMMUNITY CHARACTERISTICS

- Excellent schools
- Traditional elevations – Colonial and Oldtowne fronts (per plan)
- Sodded front and side 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 lever handles
- One piece chair railing in dining room with shadow moldings
- Two piece crown molding in living room, dining room and foyer
- Trey ceilings with two piece crown molding in foyer, dining room and master bedroom
- Fireplace with gas log lighter, marble or travertine surround and traditional mantel
- Wood windows, low E glass double insulated with screens (lifetime warranty on double hung window glass),
- Optional elevations available per plan provide beauty and low maintenance
- Pre-wiring for telephones and cables in kitchen, family room and all bedrooms
- Smoke detectors (per code)
- Superior quality interior and exterior paint
- Concrete patio or deck 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 & brace
- All bedrooms prewired for overhead lights
- Flood lights at front & rear
- Decorative mailboxes
- Designer light fixtures
- Complete aluminum gutters and downspouts
- Wood Shutters with hinges & clips (per elevation)
- Security system pre-wired, all basement & 1st floor windows & doors

CONSTRUCTION FEATURES

- Steel reinforced poured concrete foundations
- Class A fiberglass shingles with 20 year warranty
- Hydrostatically tested plumbing featuring PEX water lines with limited 10 yr. 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
- Hardi Plank preprimed cement siding with a 50 year limited warranty
- Tongue and groove floor decking glued and screwed to joist
- Framed & insulated interior of foundation walls

ENERGY SAVING FEATURES

- High efficiency 90% gas furnace 1st floor
- Energy saving electric heat pump 2nd floor
- R-30 blown ceiling insulation over living areas (R-19 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 (grills between glass-front of house)
- Sealed infiltration resistant ductwork
- Programmable Thermostat
- Electric 66 gallon hot water heater

FLOORING

- Hardwoods in foyer, powder room, kitchen and breakfast
- Vinyl floor in laundry room & pantry
- Wall-to-wall stain resistant plush nylon carpet with 1/2" rebond pad for luxury and comfort

KITCHEN

- Ceramic tile designer backsplash
- Avonite countertops (15 colors)
- Whirlpool gas cooktop
Self-rimming 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 nooks in all plans, some with bay windows
- Pantries with ventilated shelving
- Quality white, oak or flat panel maple kitchen cabinets.
Cherry & maple upgrades available
- 1/3 horsepower garbage disposal
- Water line to refrigerator space with recessed icemaker 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
- Ceramic tile wet areas
- Master bath features lavish garden tub and separate shower with body spray jet system
- Jacuzzi acrylic shower pan
- Over-sized mirrors in master and second bathrooms
- Exhaust fans vented to outside in baths per model
- Ground fault circuits for safety

GARAGES

- Full finished garages including walls ceilings and trim
- Ample two-car parking capability
- Steel reinforced concrete garage floors
- Prewired for garage door openers

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 is subject to errors, omissions and change.

