

## THE PREMIER COLLECTION



### 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
- Two piece chair railing in dining room with shadow moldings
- Three piece crown molding in living room, dining room and foyer
- Two piece crown molding in family room
- Trey ceilings with crown molding in foyer, dining room and master bedroom  
Fireplace with gas log lighter, marble surround and traditional mantel and trim
- Wood windows, low E glass double insulated with screens (lifetime warranty on double hung window glass )
- Grids between glass-front of house
- 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
- All bedrooms prewired for overhead lights
- Decorative mailboxes
- Designer light fixtures
- Complete aluminum gutters and downspouts
- Wood shutters with hinges & clips (per elevation)
- Security system with 2 keypads and motion detector for your family's safety

### CONSTRUCTION FEATURES

- Steel reinforced poured concrete foundations
- Class A fiberglass Chalet shingles with 30 year warranty
- Hydrostatically tested plumbing featuring PEX water lines with 10yr. limited warranty, home run to each plumbing fixture
- 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 flooring glued and screwed to joist

### ENERGY SAVING FEATURES

- High Efficient 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 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 (grills between glass-front of house)
- Sealed infiltration resistant ductwork
- Programmable Thermostats
- Electric 66 gallon hot water heater
- Housewrap-

### FLOORING

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

### KITCHEN

- Level one granite countertop
- Ceramic tile designer backsplash
- Jennair 5 burner cooktop
- Double compartment undermount stainless steel sink with pull out faucet
- Jennair built in self cleaning oven/microwave combination
- Jennair level 3 quiet-wash dishwasher

- Large kitchen work area
- Breakfast nooks in all plans
- Bay windows per plan
- Pantries with ventilated shelving
- Choice of quality raised panel white, oak or maple kitchen cabinets  
Cherry 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 floors
- Master bath features lavish whirlpool 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
- Bevel strips on master bathroom mirror
- Springside leaded glass window in master bath

### GARAGES

- Full finished garages including walls and ceilings
- Ample two-car parking capability
- Steel reinforced concrete garage floors
- 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.*

