

# CLIFTON POINT

## ***Interior Features***

- 4 Bedrooms with 3.5 – 4.5 Baths (per plan)
- 9' – 11' Ceilings on First and Second Floors (per plan)
- 9' Basement Walls
- Grand Two Story Foyer
- Six-Panel Interior Doors
- Satin Chrome Door Hardware
- Decorator Brushed Nickel Light Fixtures and Recessed Lighting in Kitchen and Halls
- Hardwood Flooring in Foyer, Gallery, Powder Room, Kitchen and Breakfast Room
- Ceramic Tile in Laundry Room
- Wall-to-Wall Carpet and Padding Throughout Rest of Home
- Oak Main Stairs and Oak Railing with Painted Balusters
- Oak Stairs with Oak Railing to Lower Level (per plan)
- Walk-In Closets in Owner's Bedroom
- Three-Piece Crown Molding in Foyer, Library, Living Room and Dining Room
- Two-Piece Chair Rail in Dining Room
- Custom Shadow Box Moldings in Main Stairwell
- Coffered Ceilings in Owner's Bedroom with Crown Molding
- Coffered Ceilings in Owner's Bathroom (per plan)
- Gas Fireplace in Family Room with Marble Surround, Hearth and Either Colonial Mantle or Strawberry Hill Molding Surround (per plan)
- Structured Wiring Package with Four Advanced Media Outlets
- Humidifier
- Two-Tone Interior Paint
- Ceiling Fan Pre-Wire in Great Room and Owner's Bedroom
- Wood Composite Shelving in Pantries and Closets

## ***Exterior Features***

- Three Car Side Entry Garage
- Stone Driveway Piers with Coach Lamps
- Brick Front
- Brick Stoop, Steps and Leadwalk
- Asphalt Driveway
- Front and Rear Water Spigots
- Front and Rear Waterproof Exterior Electrical Outlets
- Six-Panel Insulated Fiberglass Front Door
- Insulated "Sonoma Style" Garage Doors with Glass, Hinges and Handles
- Remote Garage Door Openers with Exterior Key Pad
- Door Chime
- Pre-Finished, Seamless Aluminum Gutters and Downspouts
- 30-Year Fiberglass Architectural Shingles
- 6½ Inch Beaded Vinyl Siding
- Black Textured Coach Lamps (per plan)
- Finished Garage with Drywall, Paint, and Window Trim

## ***Kitchen Features***

- 42" Kitchen Cabinetry
- GE Stainless Steel Appliances
  - 25 cu. ft. Side By Side Refrigerator
  - 30" Built-In Double Wall Ovens
  - Built-In Dishwasher
  - 36" Five Burner Cooktop
  - Spacesaver Microwave
- Granite Kitchen Countertops
- Undermount Stainless Steel Double Bowl Sink with Kohler Faucet
- Waste Disposer
- Walk-In Pantry

## ***Bathroom Features***

- Cultured Marble Vanity Tops in All Baths
- 6x6 Ceramic Tile Floors in All Secondary Baths
- 12x12 Ceramic Floor Tile with 8x10 Ceramic Wall Tile in Owner's Bath
- Oversized Soaking Tub and Separate Shower with Shower Seat in Owner's Bath
- Polished Chrome Faucets and Accessories in All Baths
- His and Hers 36" Tall Vanities in Owner's Bath
- Medicine Cabinets in All Full Baths
- Kohler Faucets in All Baths
- Pedestal Sink with Decorator Mirror in Powder Room
- Elongated Toilets in All Baths

## ***Superior Energy Saving and Special Features***

- Housewrap Infiltration Barrier
- High Efficiency Gas Heating on First Floor and Basement
- 14 SEER Heat Pump for Second Floor Heating and Cooling
- 14 SEER Central Electric Air Conditioning on First Floor and Basement
- High Efficiency, 75-Gallon Quick Recovery Gas Hot Water Heater
- Vinyl Double Hung Windows with Tilt-In Sashes, Insulated Low-E Glass, Integral Architectural Contour Grills and Screens
- R-38 Attic Insulation
- R-13 Exterior Wall Insulation
- R-10 Basement Wall Insulation
- R-38 Floor Insulation Over Unheated Areas
- Air Infiltration Package
- Series-Wired Electric Smoke Detectors on Each Level and in Each Bedroom with Battery Back-Up
- Carbon Monoxide Detectors on All Finished Levels
- Programmable Thermostat on Main Level

## ***Warranty and Inspection Features***

- Homebuilder Warranty
- Pre-Drywall Inspection
- Pre-Settlement Inspection