



FEATURES & SPECIFICATIONS

at Andover Country Club

FOUNDATION:

- Wall Below Grade is Damp-Proof
- 10" Inch Concrete Continuous Walls

FRAMING:

- Engineered Floor System
- Energy Efficient 2 x 6 Construction

FIRE PROTECTION/SPRINKLERS:

- Full Fire Protection System throughout Interior
- National Fire Protection Code 13

ROOF:

- Architectural Shingles with 30 Year Warranty

INSULATION:

- Fiberglass, Blown in Insulation, Closed Cell Foam
- Exterior Walls Insulated to R21
- Roof to R40

HOME ENERGY SYSTEM RATING (HERS):

- Lower than 55

BASEMENT FLOOR:

- 4" Inch Concrete Basement & Garage Floors

EXTERIOR SIDING/MASONRY & FEATURES

- Fiber Cement
- Stone Front Accents
- Painted PVC Trim
- Covered Front Porch Entry
- Professional Landscaping & In-Ground Sprinklers
- Gutters and Diverters in all necessary locations
- Granite Front Steps
- Garage Steps constructed of Oak Treads
- Railings Installed where necessary
- Paver Driveway, Walkway & Patio set in 5" of Gravel

FIREPLACES:

- 2 Gas Fireplaces
- Marble, Tile, Solid Surface or Stone Surround

DECK:

- Composite Decking with PVC Rails
- Gas Grill Hook Up Available

GARAGE:

- Double Wide Steel Raised Panel Door with Windows
- Garage Door Openers, 2 Remotes & Keypad

WINDOWS:

- Energy Efficient Andersen Windows

DOORS:

- Solid Core Masonite 6 Panel Doors throughout Interior
- Low E Insulated Sliders
- Therma-True Insulated Fiberglass Front Door
- Schlage Hardware
- Andersen Sliding Doors

WALLS & CEILINGS:

- 9 Foot Ceilings on First Floor
- Vaulted Ceiling in Living Room
- Blue Board & Plaster w/Smooth Finish
- Walk-in Closets w/Smooth Finish, all others Textured Walls

KITCHEN:

- Solid Surface Counters per Builder Allowance
- InSinkErator Garbage Disposal
- Kohler Single Bowl Undermount Stainless Steel Sink
- 36" Refrigerator with Bottom Freezer
- 36" Gas Cooktop with Hood Vent
- Combination Double Wall Oven
- Drawer Microwave
- Tile Backsplash per Allowance
- Dishwasher
- Under Cabinet Lighting
- Beverage Center

LAUNDRY:

- Electric Dryer Hookup

BATHROOMS:

- Vanities with White Kohler Undermount Sinks
- Solid Surface Counters
- Kohler White One Piece Toilets
- Kohler Chrome Faucets per Builder Selections
- Americast Tub
- Frameless Glass Shower Doors

LOWER LEVEL:

- Walk-Out Lower Level per Plan

INTERIOR PAINTING:

- 2 Coats of Flat Finish Paint Walls/Trim - Special Finishes Extra
- Buyer has Choice of 2 Wall Colors - Additional Colors Extra

CENTRAL VACUUM:

- Installed with Attachments Included

FLOORING:

- Ceramic Tile in Bathrooms & Laundry Room per Allowance
- Natural Red Oak Hardwood throughout First & Second Floors
- Additional Charge for Stained Hardwood
- Red Oak Stair Treads

HEATING & HOT WATER:

- Gas-Fired Forced Hot Air Amana Heating & A/C System
- Tankless Navien Water Heater System
- Two HVAC Zones

ELECTRICAL SPECIFICATIONS:

- 200 amp Service w/Circuit Breakers Meeting all Standards
- Telephone and Cable Outlets
- Recessed Lighting Fixtures per plan
- Custom Lighting should be Assembled Before Delivery
- Hardwired Security System Available w/Eastern Alarm

WATER AND SEWER SYSTEM:

- Town Water and Sewer System

SMOKE & CARBON MONOXIDE DETECTORS:

- Smoke & Carbon Monoxide Detectors Meeting All Codes

ADDITIONAL:

- As Standard Practice, extras billed to Buyer at Cost plus 20%
- Items in the Process of Completion, or already installed in the Home at the Time of Sale will not be changed
- Specifications are Subject to Change Without Prior Notice