



## **THE LANCASTER COLLECTION**

**All These Outstanding Quality Features Are Included in Your New Home**

### **DISTINCTIVE KITCHENS**

- Square Edge Laminate Kitchen Countertop with 4" Backsplash
- Schrock Hampshire Cabinetry with 36" Uppers
- Stained Oak Capped Halfwall (per plan)
- Armstrong "Successor" No Wax Linoleum Flooring
- Single Bowl 8" Deep Stainless Steel Sink
- Chrome Single Control Delta Faucet with Spray
- Pantry Cabinet for Extra Storage (per plan)
- Copper Supply Line for Refrigerator

### **DELUXE APPLIANCES**

- 30" Electric Self-Clean Glass Top Range (Choice of Black, White, Or Bisque)
- Space Saver Microwave (Choice of Black, White, or Bisque)
- Power Clean Energy Star Dishwasher (Choice of Black, White, or Bisque)
- Energy Star Side-by-Side Refrigerator
- ½ HP In-Sink-Erator Badger Garbage Disposal

### **ENERGY SAVING FEATURES**

- Quality "Aire-Flo" High-Efficiency Gas Forced Hot Air Heating System
- Central Air Conditioning 13 SEER (Seasonal Energy Efficiency Rating)
- "Aprilaire" Humidifier
- Energy Saver 50 Gallon Gas Hot Water Heater
- 2x6 Exterior Wall Construction with 6" Fiberglass Batt Insulation for R-19 Sidewall Rating
- Fiberglass Insulation in Ceiling for R-38 Rating
- Polycel Foam Air Infiltration Package - Reduces Air Infiltration up to 20%
- Two Exterior Hose Bibs
- Upper Exterior Perimeter of Basement Foundation Wall Insulated with Owens Corning FS-25 System
- Poured Concrete Foundation Walls Waterproofed with Mar-Flex Waterproofing System
- 3,000 psi Basement Concrete Floors
- 4,000 psi Garage / Covered Porch Area Floors
- Ice and Water Shield Rubber Membrane at Roof Eaves and Valleys
- Passive Radon Sub-Slab Depressurization System Included
- Energy Star Labeled Homes

## **DELUXE MAIN BATH**

- 4x4 Ceramic Tile Wall Surround at Tub or Shower with Tiled-In Soap Dish and Towel Bar (per plan)
- Curtain Rod at Tub and Clear Glass Shower Door Enclosure with Chrome Frame at Shower (per plan)
- China Water Closet w/ Elongated Bowl (White)
- 19" Round China Lavatory (white)
- Quality Delta 4" Centerset Dual Control Chrome Faucet
- "Mellowood" Vanity Cabinet
- Square Edge Laminate Countertop and Mirror
- Armstrong "Successor" No-Wax Linoleum Flooring at Main Bath (per plan)
- Energy Star Fan/Light Exhausted to Exterior
- Chrome Towel Bar and Chrome Paper Holder

## **LAVISH MASTER BATH**

- 4x4 Ceramic Tile Wall Surround at Shower with Tiled-In Soap Dish and Towel Bar
- Swanstone Solid Surface Shower Base (White) per plan
- Clear Glass Shower Door Enclosure with Chrome Frame
- China Water Closet w/ Elongated Bowl (White)
- 19" Round China Lavatory (White)
- Quality Delta 8" Widespread Dual Control Chrome Faucet
- "Mellowood" Vanities (per plan)
- Square Edge Laminate Countertop and Mirror
- Ceramic Tile Flooring
- Chrome Towel Bar and Chrome Paper Holder
- Fan/Light Exhausted to Exterior

## **INTERIOR ELEGANCE**

- 9' 1st Floor Ceilings Thru-out Ranches and 8' 1st Floor Ceiling throughout 2 Story Plans with Additional Volume Areas per Plan
- Heat-N-Glo 36" Gas Fireplace with Tile Surround and Hearth
- Porcelain Tile Entry Foyer Floor or Bruce Pre-finished Hardwood
- Armstrong "Successor" No-Wax Linoleum Flooring at Laundry and Mud Room (per plan)
- Painted Interior Colonial Mill Work with 5 1/2" Base Board
- Fully Jambed and 2 1/4" Picture Framed Casing on All Windows and Doors
- Colonial Six Panel Painted Masonite Interior Doors
- Traditional Stained Oak Railings with Painted Spindles into Bullnose (per plan)
- Wall to Wall Carpeting with 3/8" Bonded Pad Thru-out
- Deluxe "Total Slide" Closet Shelving System
- Smooth Ceilings and Smooth Wall Finish Thru-out
- Sherwin Williams Interior Paint Color (1 color choice)
- Oak Stained Capped Kneewalls (Per Plan)
- Emtek "Cortina" Satin Nickel Lever Style Interior Locksets with Matching Hinges
- Fully Carpeted and Finished Stairwell to Basement (per plan)

## **STYLISH EXTERIOR FINISH**

- Pella Insulated Low-E Proline Double-Hung Windows, Prefinished White with Internal Grids and Full Screens
- Pella Insulated and Stained Entry Door including Adjustable Oak Threshold (sidelites per plan)
- Emtek "Denver" Medium Bronze Entry Handleset with Integrated Deadbolt
- Pella Gliding Patio Door with Internal Grids and Aluminum Sliding Screen (per plan)
- Quality Maintenance-Free Gentek "Concord" Wood Grain Vinyl Siding.
- Painted Cedar Fascia and Cedar Accents at Front Elevation (Frieze Board, Window Wrap, Corner Boards and Front Porch)
- Covered Front Porch (per plan)
- Partial Brick Veneer at Front Elevation (per Elevation)
- "Amarr" Steel Classica Collection Overhead Door, Tuscan Style with Glass Inserts and Door Handles with Garage Door Opener and (2) Controllers
- Quality GAF "Timberline" - Pewter Gray or Mission Brown (per Color Selection) Architectural Roof Shingles with 30 Year Warranty
- Fully Sheetrocked Garage Finish Taped and Painted / Doors and Windows Trimmed (per plan)

## **ELECTRICAL/CATV**

- Deluxe "Murray Feiss" Interior Light Fixture Package
- Four (4) Recessed Lights at Kitchen
- Recessed Light Above Master Bath Shower
- Deluxe "Murray Feiss" Exterior Light Fixture Package Including Traditional Lamppost and (2) Garage Coach Lights
- Recessed Light(s) at Front Entry Porch
- G.F.I. Outlet at Rear and Front Entry Area
- Telephone Jacks (CAT.5 high density wiring) at 3 pre-designated locations
- Cable Television Prewire - RG-6/digital satellite capability in 3 pre-designated locations
- First Alert Security System Built-In includes: horn, 2 motion detectors, 1 control console, exterior doors and basement windows protected.
- Smoke Detector in all Bedrooms, Upper, Lower Halls and Basement (hardwired and integrated into Security System)
- 200 Amp Electrical Service
- Door Chime
- PVC Piping from Basement to Attic for future wiring (2 story home plans only)

## **LANDSCAPING**

- Landscape Plantings Package Featuring Trees and Shrubs
- Professional Lot Grading and Hydroseeding
- Paved Blacktop Driveway (2 car width standard on front entry garages)
- "Yankee Cobble" Entry Walkway
- In-ground Sprinkler System at Yard Area

## **PERSONALIZED DESIGN / CONSULTATION SERVICE**

- Meeting at The Michaels Group Design Center for One Stop Color Selections with our Interior Designer. Homeowner will receive up to (3) three hour appointments. Any additional time with the Designer will require an additional charge payable to the Designer at final selections.

## **COMMUNITY FEATURES**

- 5200sf Community Clubhouse complete with Gathering Room, Billiard Room, Dramatic Stone Fireplace, Full Working Kitchen, State of the Art Fitness Center, Aerobic Room, and Activity Room
- Outdoor Lagoon Style Swimming Pool with Expansive Sun Deck
- Putting Green and Golf Driving Nets
- 2 Tennis Courts
- Private Paved Trails for Biking, Jogging, or Walking
- Extensive Community Landscaping Including Irrigated Hydroseeded Lawn Areas and Extensive Plantings at Entrances (Per Plan)
- Homeowner Association Providing Exterior Ground Maintenance for Most Homes and Common Area (See Offering Plan for Designated Home that Includes Maintenance)
- Decorative Mailbox with newspaper bin
- Town Water and Sewer Services
- Private Gates Website for Homeowner Association Use only
- Common Area and Cul-de-sac Irrigation is Maintained by the Homeowner's Association

## **OFFERING PLAN AVAILABLE FROM SPONSOR**

- Please Note: The Michaels Group, LLC reserves the right to substitute materials specified with materials having comparable specifications and equal or better quality.



*Building Communities for Generations*  
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