

Leonardtown Landing *Standard Features and Specifications*

Construction and Systems

Quality Built Construction
3 Piece Bath Rough-In on 1st Floor
Dramatic 8/12 – Roof Pitch
7/16” OSB Wood Sheathing on Exterior Walls
7/16 OSB Roof Sheathing with 15 lb. Felt Paper
Pre-Engineered Web Truss Structural Floor System
¾ “ OSB Weyerhaeuser Gold Tongue-and-Groove Sub-Flooring;
 Glued, Nailed, & Screwed
All Sheetrock Glued, Nailed, & Screwed
House-Wrap to Prevent Air Filtration
Termite-Soil Pretreatment
Exterior Flashing, Joint Caulking, and Insulation Around Exterior
 Doors and Windows
Public Water and Sewer
Underground Utilities

Exterior Features

Key West Flavor with Double Front Porches and Atrium
 Doors. Transoms at Atriums on 2nd floor
Hardiplank Siding
Low Maintenance Aluminum Clad Facia and Soffit
Insulated Fiberglass Front Entry Door and Designer Hardware
Garage Door Opener with 2 Remotes and Keyless Entry
Landscaping Package with Sodded Yards
Front and Rear Frost Free Hose Bibs
Front and Rear Waterproof Electrical Outlets (All 3 Levels)
Concrete Stoops, Driveways and Rear Patios or Decks
25-Year Classic Horizon Architectural Shingles

Interior Features

Personal Residential Elevator
Ceiling Heights
 *1st Floor are 8 Feet
 *2nd Floor 10 Feet
 *3rd Floor 9 Feet
Upgraded Carpet w/ Upgraded Pad
Hardwood or 13x13 Ceramic Tile Flooring in the Main
 Foyer, Garage Entry, Kitchen, Dining Room, and
 Powder Room.
Hardwood or 13x13 Ceramic Tile Flooring in Sunroom
 (Breton Only)
5” Crown Molding in Living Room
5” Crown Molding in Sunroom (Breton Only)
Six Panel Doors with Brass Lever Handles
Master Bath Includes a Garden Soaking Tub, a Separate
 Shower with Glass Enclosure, Double Vanity, and
 Upgraded 6x6 Ceramic Tile
White 4x4 Ceramic Tile Floors in all Hall Baths
Moen Pressure Balanced Fixtures and Shower Faucets
Elongated toilets in all baths
Mirrored Medicine Cabinets
Cultured Marble Vanity Tops
Pedestal Sink in the Powder Room w/ Polished Brass
 Fixtures (Includes: Faucet, Towel Bar, Paper Holder and Light
 Fixture)

Interior Features (continued)

Ventilated Shelving in Closet and Pantry
Stack Washer / Dryer with Outside Vent

Kitchen:
42” Designer Wood Cabinets
Kenmore White on White Appliances
 *30” Radiant Slide-In Range
 *Microwave - Hood Combination
 *Quiet Guard Ultra Wash Dishwasher
 *22 Cu.Ft. Refrigerator with Ice Maker
Corian Countertops
Undermounted Double Bowl Stainless Steel Sink
1/3 Horsepower Badger 1 Garbage Disposal
Moen One Touch Pullout Chrome Faucet
Ice Maker Rough-in With in-Wall Valve Box
Multiple Recessed Ceiling Lights
Built-in Trash Bin

HVAC & Electric

Carrier 2 Zone System, 13 SEER, 2.5 Ton for 1st Floor and
 2nd Floor, 13 SEER, 2 Ton on 3rd Floor
 400 amp Electrical Service (per plan)
80-Gallon High Efficiency Water Heater
 *R30 Insulation in Attic Areas
 *R30 Insulation in Garage Ceiling When and
 Where There is Living Space Above
 *R13 Exterior Walls
 *R11 Party Wall
Patriot “Low E” Vinyl Tilt-in to Clean Single Hung
 Thermo-Pane Windows with Grills and Screens
Structured Wiring Package with Networking Hub Comes With
 Two (2) Multi-Media Jacks for Phone, Cable, and Computer
Ceiling Fan Pre-Wire in Master Bedroom
Ceiling Fan Pre-Wire in Sunroom (Breton Only)
Recessed Lights in all Tubs and Master Bath Shower
Two (2) Phone Pre-Wires
Four (4) Cable Pre-Wires

Quality Assurance and Warranty

Pre-Settlement Walk-Through Inspection
Quality Builder Warranty Program – 10-Year QBW
11-Month Post Settlement Service List per QBW Standards
Member of the Homebuilder’s Association of Maryland
 HBAM’S 2003 Builder of the Year
Your Dream Home Built by a Certified Master Builder
 Through the Homebuilders Association of Maryland



M.H.B.R. No. 3962

Constructed by Sturbridge Homes of Southern Maryland, LLC.

Another Fine Community by:



Sales by CSM Partners, LLC – Agent for Seller

All base prices, standard features, design specifications, promotions and terms are subject to change without notice. There may be a premium charged on certain homesites. All seller discounts or contributions are conditional upon the use of the seller’s designated mortgage and title company.

Features effective: 8-26-08