

## **Staton Crossing** **Included Features and Specifications**

### **Construction and Systems**

Quality built panelized construction  
8' Poured concrete foundation with brick molding  
Dramatic 8/12 – 10/12 Roof Pitch  
7/16" OSB wood sheathing on exterior walls  
7/16" OSB roof sheathing with 15 lb. felt paper  
Pre-engineered I-Beam structural floor truss system  
¾" OSB Weyerhaeuser Sealed (or equal) wood tongue-and-groove subflooring; Glued, Nailed and Screwed  
All sheetrock Glued, Nailed and Screwed  
Sump pump in all basements  
Watchdog Water Proofing System on Foundation  
Termite-Soil pretreatment  
Exterior joint caulking and insulation around exterior doors and windows  
NATURAL GAS (homesite dependent)  
Public Water and Sewer  
Underground utilities  
Housewrap to help prevent air filtration

### **Exterior Features**

Williamsburg exterior detailing: crossheads, front door detailing including full sidelights and transom, pilasters and pediment (per plan)  
Fiberglass wood grain entry door  
Full unfinished basement with 8' poured concrete foundation walls  
Two car front entry garage, fully drywalled and taped  
Vinyl Dutch lap siding  
Low Maintenance aluminum clad fascia and soffit  
Low Maintenance raised panel shutters  
Insulated Fiberglass front entry door with nickel designer hardware  
Outlets for garage door openers  
Landscaping package with sodded lawns  
23 Plant landscaping package  
Front and rear hose bibs  
Front and rear waterproof electrical outlets  
Concrete stoop and walkway  
25 year Tamko Elite Glass Seal fiberglass shingles  
Asphalt Driveway  
Custom Mailbox on Vinyl Post

### **Interior Features**

9' Ceilings on the 1<sup>st</sup> floor, 8' ceilings on the 2<sup>nd</sup> floor  
Hardwood flooring in the foyer and powder room  
5" crown molding in the living room and dining room  
3 1/4" baseboards throughout  
Cased windows, doorways and window sills  
Six panel doors with nickel lever hardware  
White 6x6 ceramic tiled tub and shower surrounds  
6x6 Ceramic Tile bath floors  
Super Bath (model dependent)  
Chrome Scald Guard tub and shower faucets  
Mirrored medicine cabinets  
Cultured marble vanity tops

### **Interior Features (continued)**

Stained oak railing with painted balusters  
Spacious owner's suite with walk-in closets (per model)  
Pedestal sink in the powder room w/chrome fixtures  
Ventilated shelving in closets and pantry  
Washer / Dryer hookup with outside vent  
**Kitchen:**  
30" Designer oak wood cabinets  
Kenmore white on white appliances  
\*30" Electric Range  
\*Range hood  
\*Quiet Guard Dishwasher  
\*Ice maker rough-in with in-wall valve box  
Double bowl stainless steel sink with garbage disposal  
Granite countertops in choice of 2 colors with standard edge  
No-wax vinyl flooring in kitchen and laundry  
Recessed light over kitchen sink

### **HVAC & Electric**

90 PLUS GAS furnace and 13 SEER central air conditioning zone #1 and 13 SEER Energy efficient heat pump zone #2 (not all models require 2 zone heat)  
200 or 400 amp electrical service (model dependent)  
80 Gallon electric water heater  
\*R38 insulation in attic areas  
\*R19 insulation in garage ceiling when and where there is living space above  
\*R13 side wall insulation  
\*R11 full basement wall wrap insulation  
Vinyl tilt-in to clean single hung thermopane Low E windows with grills and screens  
Sliding glass door and screen  
2 CAT 5 telephone pre-wires with jacks  
2 homerun cable television outlets with blank plates

### **Quality Assurance and Warranty**

Pre-construction lot orientation meeting with construction manager  
Electrical Rough in Walk-through  
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  
2010 Builder of Integrity Award Winner

M.H.B.R. No. 5398

Constructed by Sturbridge Staton Crossing LLC.



Another Fine Community By:



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: 12/2/11