

Whitehall Manor **Included Features and Specifications**

Construction and Systems

Quality built 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 wood tongue-and-groove subflooring; nailed,
screwed and glued
All sheetrock nailed, screwed and glued
Sump pump in all basements
Watchdog Water Proofing System
Termite-Soil pretreatment
Exterior joint caulking and insulation around exterior
doors and windows
Public Sewer and Private Well with ¾ horsepower pump and
203 holding tank
Water Filtration System
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)
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 polished brass
designer hardware
Outlets for garage door openers
Landscaping package with sodded lawns
Front and rear hose bibs
Front and rear waterproof electrical outlets
Concrete stoop and walkway
20 year asphalt shingles

Interior Features

9' Ceilings on the 1st floor, 8' ceilings on the 2nd 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 and doorways
Six panel doors with polished brass hardware
Master bath includes a garden soaking tub, a separate shower
with glass enclosure and double vanity
White 4x4 ceramic tiled tub and shower surrounds
6x6 Ceramic Tile bath floors
Chrome Scald Guard tub and shower faucets
Mirrored medicine cabinets
Cultured marble vanity tops
Pedestal sink in the powder room w/chrome fixtures

Interior Features (continued)

Ventilated shelving in closets and pantry
Washer / Dryer hookup with outside vent
Kitchen:
30" flat panel 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
Granite countertops in choice of 2 colors with standard edge
No-wax vinyl flooring in kitchen and laundry

HVAC & Electric

90 PLUS electric furnace and 13 SEER central air
conditioning zone #1 and 13 SEER Energy
efficient heat pump zone #2
400 amp electrical service
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 homerun 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
Your dream home built by a Certified Master Builder
through the Homebuilders Association of Maryland
2007 Builder of Integrity Award Winner

M.H.B.R. No. 2545

Constructed by Sturbridge Signature Series LLC.



Sales by:
Realty Services Group, RSGRI – Agent for Seller

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: 08/26/08