

# *Gwynedd's Preserve at Prospect*

## *"Breathtaking & Majestic Homesites!"*

### **Cornerstone's Premier Trademark Amenities**

#### **Incomparable Setting Site Features & Location**

- Dramatic, majestic, nestled in seclusion, wooded & sloping to a small stream at the rear combines for the perfect setting of this new Manor Home offering in sought after Upper Gwynedd Township. A one of a kind setting in paradise that can not be duplicated
- Scenic views & overlook of Haines Run & National Lands Trust 270+ acre Wildlife Preserve
- Highly acclaimed North Penn School District
- Public utilities include propane gas, water, sewer, electric, cable & phone
- Upper Gwynedd Township offers its residents public parks, a pavilion, playground, ball fields, courts, pool, open space, walking trail & more!
- Walkable to the quaint Borough of North Wales offering downtown shopping, restaurants, bakeries & coffee shops & Septa R-5 train service to Philadelphia & Doylestown
- Minutes from the turnpike interchange at Lansdale, Ambler Borough nightlife of entertainment & dining & historic Skippack Village. Easy access to major highways & interstates connects this location to Center City & King of Prussia

#### **Designer Interiors for a Gracious Lifestyle**

- Covered front Porch & secondary entry
- 3 & 4 full Baths & 1 or 2 Powder Rooms\*
- Entry Foyer with oak hardwood flooring
- Formal front & casual rear staircases
- Informal secondary entries & drop zones
- Dramatic 9' high first floor ceilings
- Family/Great Room with 2-story & volume ceilings
- Butler's Pantry with granite countertop & cabinetry serves formal & informal dining service & doubles as a wet bar service for entertainment\*
- First floor Study with coffered or cathedral ceiling\*
- Super convenience of a second floor Laundry Room\*
- Dramatic oak hardwood flooring 3/4" thick polyurethane finished in place in entry Foyer, Dining Room, Study, Butler's Pantry, Kitchen & Breakfast Room
- Ceramic tile flooring in Laundry Room & secondary entries
- Gas fireplace that lights with the luxury of a flip of a switch
- Custom paint package throughout
- Cornerstone Premier Home's Custom Millwork Package:
  - ◇ Custom staircases with oak treads & painted risers
  - ◇ Custom oak railings & newel posts stained with painted balusters on main staircases
  - ◇ Enhancement millwork:
    - Bold 2-piece crown moldings in Living & Dining Rooms, Foyer & Second Floor Hall
    - Chair rail in Dining Room
    - Wainscoting accent in Dining Room
    - Tray ceiling in Dining Room
    - Oversized OG baseboard - 7" on first floor & 5" on second floor
    - All cased trim openings & windows
    - Interior lever style door knobs
    - Shaker panel interior doors
    - Oak hardwood flooring in Foyer, Dining Room, Study, Butler's Pantry, Kitchen & Breakfast Room

**Subject to errors, omissions & field changes without prior notice.**

## *Designer Interiors for a Gracious Lifestyle Continued*

- First or Second floor Master Suite\* is a sweet retreat with oversized walk-in closet & dressing hall
  - ◇ Master Bedroom with tray ceiling

- Walk-in closet in secondary Bedrooms\*

## *Ultimate Stylish Gourmet Island Kitchen for Today's Chef*

- Chefs will be delighted in the open-concept Kitchen with oversized Island
- Island breakfast bar perfect for:
  - ◇ Meals on the go
  - ◇ Morning Coffee
  - ◇ Casual conversations
- 42" high wall cabinetry finished with crown molding tops
- Oak hardwood flooring
- Granite countertops with undermount sink
- Single lever faucet set with pull out sprayer
- Pantry closet with shelving providing additional storage space
- Vinyl-covered ventilated wire shelving in closets
- Quality wall-to-wall carpeting in an array of colors
- Extensive choice of Century "Carriage House" Series cabinetry offers soft self-closing drawers and door cabinets, adjustable shelves, pull out trays, selection of stains, door styles & hardware
- Recessed high-hat lighting package
- Quality Appliance Package Includes:
  - ◇ Cooktop with hood above
  - ◇ Double "built-in" wall ovens with self-cleaning lower oven & microwave upper oven
  - ◇ Multicycle dishwasher
  - ◇ Sink garbage disposal
  - ◇ Water line to refrigerator space

## *Luxurious Bathroom Features*

- Uncompromising quality, enduring craftsmanship & design artistry of "Kohler" fixtures & faucet sets & anti-scald tub & shower faucet sets
- "Gatehouse" Series vanity cabinetry in all full Baths
- Master Bath offers:
  - ◇ His & Her vanity cabinetry with granite top & undermount sink
  - ◇ Ceramic tile flooring & stall shower walls
  - ◇ Spacious volume ceilings\*
  - ◇ Oversized walk-in marble seated stall shower
  - ◇ Soaking tub with ceramic tile platform
  - ◇ Private toilet compartment
- Choice of 12"x12" or 12"x24" wet bed ceramic tile floors in all Baths; 6"x6" ceramic tile on all walls of tub & shower surrounds
- Elongated bowl "Kohler" toilets throughout; featured in choice of colors
- Beautiful one (1)-piece cultured marble vanity tops & sinks in all secondary Baths
- Elegant pedestal sink with oval beveled edge mirror above & 3/4" polyurethane finished oak hardwood flooring in Powder Room
- Exhaust fans vented to the exterior in all full Baths
- Towel bar & toilet paper holder in each Bathroom

**Subject to errors, omissions & field changes without prior notice.**

## *Quality Construction Details*

- Two (2) & Three (3)-car side-entry Garages\*
  - ◇ Carriage-style doors
  - ◇ Luxury & convenience of automatic openers provides for a safe & seamless arrival home
  - ◇ Completely drywalled, painted & finished trim except for baseboard
- Daylight Basement
  - ◇ Poured Basement foundations
  - ◇ Exterior perimeter foundation drain tied to interior sump pump
  - ◇ Steel I-Beam construction in Basement
  - ◇ "Floating Basement slab" construction with sump pit liner & sump pump
  - ◇ Daylight windows provide natural light
- Architectural dimensional roof shingles
- Front door features distinctive "Craftsman" design
- U.L. approved electric-wired smoke & carbon monoxide detectors
- A total of thirty (30) recessed high-hat lighting fixtures included (six (6) located in the Kitchen & twenty-four (24) placed at the homeowner's desired locations)
- Two (2) outside electrical outlets located in front & rear of home
- Electric door chime at front door
- 220-volt line for dryer
- Three (3) high-tech pre-wired cable television jacks with advanced video distribution opportunities (RG6)
- Two (2) pre-wired jacks for telephone or data use using Category 5 data wiring
- Exterior hose bibs located in front & rear of home
- "PEX" piping system with "Manabloc" provides a balanced hot & cold "home run" water delivery system to all plumbing fixtures throughout the house, emergency shut-off valves for all fixtures conveniently located in one location
- Double hung windows with Low "E" glass, tilt-in sashes & integrated grill with insulated glass
- Insulated exterior doors
- Pre-engineered I-joist flooring system
- 3/4" tongue & groove sub-flooring
- 2x6 on 16" centers exterior wall construction
- All homes framed with kiln dried dimensional lumber

## *Green Design Components for the Planet & Your Wallet*

- Two-zone, propane gas, high efficiency, climate comfort heat & central air with two (2) independent gas furnaces & AC units
- Energy efficiency & highly efficient gas furnaces
- Insulated glass in all windows & doors
- Exterior doors constructed with insulated glass & cores
- 2x6 outside wall construction with insulation to R-19 value
- R-38 insulation value in ceilings
- Caulk & Seal system provided around all windows, doors & exterior penetrations virtually eliminating outside air infiltration & maximizes comfort & energy efficiency
- Energy Star® quick recover gas hot water heater
- Energy Star® digital programmable set-back thermostats
- Energy Star® dishwasher
- Indoor air quality includes vented hood above cooktop; exhaust to exterior

## *Gracious & "Craftsman" Style Exterior Appointments*

- Beautiful "Craftsman" exterior appointments with covered front porch entries creates a picturesque street-scape
- Front door features distinctive "Craftsman" design
- Stone veneers as shown on model's brochure
- "Hardie Board" front elevation treatments as shown on plans
- Maintenance free beaded vinyl siding on the side & rear elevations
- Multiple peak roof appointments as shown on model's brochure
- Architectural dimensional roof shingles
- Standing seam metal roof accents as shown on model's brochure\*
- Raised panel shutters on front elevation
- Rear yard vistas overlooking wooded rear yard & "Wildlife Preserve" & offers the ultimate setting for outdoor living & entertainment
- Exterior lamp post with photocell
- 2-coat asphalt driveway
- Serpentine-style concrete walkway from driveway to front door
- Daylight Basement

## *Warranty & Customer Service*

- Pre-Drywall guided walk through with Cornerstone Premier Homes builder representative
- Pre-Settlement Home Demonstration Meeting with your Cornerstone Premier Homes builder representative
- Final Home Demonstration Meeting with your Cornerstone Premier Homes builder representative
- 1 Year Cornerstone Premier Homes Builder's Assurance Warranty

## *Enhancements & Customization*

- Cornerstone Premier Homes understands that every decision you make is an important one & realizes the importance of customizing to create the ultimate home of your dreams.
- Our designs & layouts create an innovative, functional & efficient floorplan that mirrors today's new home buyer's lifestyle. Should you desire modifications, our Architect is available to sit down with you to customize or modify any of our floor plans to your specific needs.
- Our Audio & Security Specialists can sit with you to review sound & security systems to meet your needs & desires.
- LUCE Architects is the shepherd of the models & designs offered at Gwynedd's Preserve at Prospect. Chris Luce has more than 20 years of professional experience & a dedication to design excellence. He has replaced intimidation with inspiration in architecture by helping clients overcome fears about the design process & encouraging collaboration that fosters the ability to deliver high quality design while exceeding the client's expectations. LUCE's staff provides attention to detail & close client interaction that is needed to uphold the client's interests while promoting their vision. These diverse talents & skills of the firm supports LUCE Architects renowned reputation for creating distinctive & original projects that blend traditional practices with innovative ideas.

**Cornerstone Premier Homes is "Building Homes that Exceed our Homeowner's Visions & Expectations."**

\*Model Specific

**Subject to errors, omissions & field changes without prior notice.**

*Exclusive Agent - David J. Caracausa*

*Realtor, Broker Associate & Developer, Certified Counselor of Real Estate*

Phone: (215)699-2600 | E-mail: davidc@cbprem.com | Office (215)641-2727

[www.cphnewhomes.com](http://www.cphnewhomes.com)

**Marketed By:**



**THE PREMIER  
PROPERTIES GROUP**  
*"The Competitive Edge in Real Estate"*

**Built By:**

