

# Cornerstone Premier Homes Trademark Amenities

## Edinburgh Square

### “Neighborhood Charm & Convenient to Everything”



#### Incomparable Setting, Site Features & Location

- Trees, landscaped areas, public sidewalks (Vine Street frontage only) & curbs
- Utilities include propane gas, public sewer, public water, electric, cable & phone
- Outside readings for water, electric & propane gas meters
- Highly acclaimed North Penn School District
- Hatfield Borough offers parks, tot lots, a pool, courts, ball fields, playgrounds, walking trails & passive open space
- Walkable to Hatfield Borough's downtown district offering shopping, entertainment, dining & much more!
- Convenient to everything! School, shopping malls, downtown shopping, restaurants, bakeries & coffee shops, public transportation, Septa R-5 train service to Philadelphia & Doylestown & easy access to major highways & interstates

#### Designer Interiors for a Gracious Lifestyle

- Four (4) Bedrooms, Two (2) full Baths & Powder Room
- Entry Foyer & Entry Hall with oak hardwood flooring
- Dramatic 9' high first floor ceilings
- Master Suite is a sweet retreat with oversized walk-in closet
- Master bath offers ceramic tiled large seated stall shower & vanity
- Super convenience of a second floor Laundry Room
- First floor Den/Study\*
- Quality wall-to-wall carpeting in an array of colors with Warranty
- No wax carefree vinyl flooring in Hall Bath, Laundry Room & Kitchen
- Cornerstone Premier Home's Custom Millwork Package:
  - ◇ Custom built main staircase with stained oak railings & newel posts; painted balusters
  - ◇ Enhancement Millwork
    - Oversized OG baseboard - 5 1/4" throughout the first & second floor
    - All cased trim openings & windows
    - Interior lever style door knobs
    - Shaker panel interior doors

\*Select Models

Subject to errors, omissions & changes without prior notice.

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

- Extensive choice of Century "Gatehouse" series cabinetry offers adjustable shelves, selection of stains, door styles & hardware
- 42" high wall cabinetry
- "Laminate" countertop with a stainless steel, single bowl sink
- Single lever faucet set with pull out sprayer
- Quality Appliance Package includes:
  - ◇ Gas oven range
  - ◇ Microwave above range with exhaust fan & light
  - ◇ Multicycle dishwasher
  - ◇ Sink garbage disposal
  - ◇ Water line to refrigerator space

## **Luxurious Bathroom Features**

- Master bath offers:
  - ◇ Oversized walk-in marble seated stall shower with ceramic tile walls & glass shower enclosure
  - ◇ Ceramic tile flooring
  - ◇ Custom vanity with drawers
- Maintenance free & durable fiberglass tub unit & no wax carefree vinyl flooring in Hall Bath
- "Gatehouse" series vanity cabinetry in secondary Bath & Powder Room
- Beautiful one (1) piece cultured marble vanity tops & sinks
- Mirrors in bathrooms above vanity
- Washerless cartridge system on all plumbing faucets
- Anti-scald fixtures for all tubs/showers
- Comfortable "water saver" toilets
- Towel bar & toilet paper holder in each bathroom

## **Quality Construction Amenities**

- One (1) & two (2) car front entry garage\*
  - ◇ Carriage style door(s)
  - ◇ Garage drywalled against the heated living space\*
- Poured basement foundations with basement egress window system
- Basement slab construction with sump pit liner, sump pump & 6" stone bedding under basement slab; includes an interior & exterior perimeter foundation drain connected to the interior sump pit
- Architectural dimensional roof shingles
- Passive sub slab ventilating system with a 3" PVC stack pipe from under basement slab through the main house roof for possible future radon ventilation
- Shingled "Ridge Vent" for a ventilating system in the attic
- Front door features distinctive "Craftsman" design
- U.L. approved electric wired smoke detectors
- Carbon monoxide detector
- 200 amp electric service with circuit breaker panel
- Two (2) exterior GFI outlets—one at the main entrance door & one at the rear
- Electric door chime at front door
- Three (3) high tech, pre-wired cable television jacks with advanced video opportunities
- Two (2) pre-wired jacks for telephone or data use with Category 5 data wiring
- Two (2) hose bibbs—in front or inside garage & one at the rear
- 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 all conveniently located in one location
- Single hung windows with Low "E" glass, tilt-in sash & integrated grill with insulated glass
- Pre-engineered floor joist system
- 3/4" tongue & groove sub flooring

\*Select Models

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

- Propane gas, high efficiency, climate comfort furnace & central air
- Energy efficient, quick recover propane hot water heater
- 2x6 outside wall construction with insulation to R-19 value
- R-38 insulation value in ceilings
- Insulated glass in all windows & doors
- 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 thermostat
- Pre-engineered floor I-joists
- Indoor air quality includes ducting bath exhaust fans to exterior
- Water saving toilets & faucets

## *Gracious & “Craftsman” Style Exterior Appointments*

- Covered front porch entries
- Front door features distinctive “Craftsman” design & side window lites provide a way of natural light
- Stone veneers as shown on model’s brochure
- “Beaded & “Cedar Shake” vinyl siding facades on the side & rear elevations as shown on plans
- Aluminum-wrapped fascia, ventilated soffits & seamless gutters & downspouts provides for no hassle & maintenance-free exterior
- Multiple peak roof appointments as shown on model’s brochure
- Architectural dimensional shingles
- Standing seam metal roof accents as shown on model’s brochure\*
- Raised panel shutters on front elevation
- Two-coat driveway
- Rear pressure treated steps to backyard outdoor living

## *Warranty & Customer Service*

- Pre-Settlement Home Demonstration Meeting with your Cornerstone Premier Homes builder representative
- Post-settlement service inspection with your Cornerstone Premier Homes builder representative
- 1 Year Cornerstone Premier Homes Builder’s Assurance Warranty
- The Cornerstone Premier Homes new home buying process is designed to be a pleasurable, enjoyable & memorable experience & David J. Caracausa will shepherd & ensure that process. David has well over 35 years of experience in building new homes. He encourages communication & collaboration with his project managers & the construction team & demands attention to the details which fosters the ability to deliver high-quality built homes. Cornerstone Premier Home’s reputation is to build & deliver you a new home that will exceed your expectations, visions & dreams!

\*Select Models

*“Building Homes that Exceed our Homeowners’ Visions & Expectations”*

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

Contact: Mark A. Caracausa

markc@cbprem.com | Cell: 267.992.4719

Office: 215.641.2727

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*Built By:*

