

Cornerstone Premier Homes Trademark Amenities

Edinburgh Series Homes

QUALITY CONSTRUCTION DETAILS

- One or Two-car garage with “Carriage House style” garage doors
- 9’-0” first floor ceilings
- Poured concrete basement walls with a basement egress window system
- Basement slab construction with sump pit liner, sump pump and 6” stone bedding under basement slab; includes an interior and exterior perimeter foundation drain connected to the interior sump pit
- Pre-engineered I-joint floor systems
- 3/4” tongue and groove sub flooring; glued and nailed
- 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
- Architectural dimensional shingles
- Shingled “Ridge Vent” for a ventilating system in the attic
- 200 amp electric service with circuit breaker panel
- Garage completely drywalled
- U.L. approved electric wired smoke detectors; one on each floor, including basement, plus one in each bedroom
- Three carbon monoxide detectors; one on each floor, including the basement; one gas detector in basement
- Three high tech, pre-wired cable television jacks with advanced video opportunities
- Three pre-wired jacks for telephone or data use with Category 5 data wiring; family room, owner’s bedroom and kitchen cable
- Electric door chime at main entry door

- PEX (cross-linked polyethylene) piping with Manabloc provides a balanced hot and cold “home run” water delivery system to plumbing fixtures throughout the house; emergency shut-off valves for all fixtures conveniently located in one location

DESIGNER INTERIORS FOR GRACIOUS LIVING

- Four bedrooms, two full baths and powder room
- Master suite is a sweet retreat and features his and hers walk-in closets and a dressing hall
- Master bath offers a vaulted ceiling, oversized seated stall shower and vanity
- Two hose bibbs—one inside the garage and one at the rear; two exterior GFI outlets—one at the main entrance door and one at the rear
- Super convenience of a second floor laundry room, complete with washer and dryer hook-ups, dryer vent and shelf above
- Gas (direct vent) fireplace in great room
- Foyer with “Bruce” 3/4” polyurethane finished oak hardwood flooring
- Custom built main staircase with stained oak railings and newel posts; painted balusters
- Traditional custom millwork includes
 - ⇒ Oversized 6” baseboard and 4” casings on first floor and second floor hall with selected first floor door casings
 - ⇒ All windows throughout are trimmed on three (3) sides with “Colonial” casing; sill and apron beneath each window
 - ⇒ Interior lever-style door knobs
 - ⇒ Colonial panel interior doors

- Quality wall-to-wall carpeting in an array of colors with Warranty

MAGNIFICENT GOURMET ISLAND KITCHEN

Layouts and features for family and gourmet's delight:

- Century Kitchens “Gatehouse” Series 42” high wall cabinets providing each kitchen with a customized look
- Quality General Electric appliances:
 - ⇒ Self-cleaning gas oven/range
 - ⇒ Microwave above range with exhaust fan and light
 - ⇒ Dishwasher
 - ⇒ Garbage disposal
- Extensive choice of Century “Gatehouse” Series kitchen cabinets all with adjustable shelves, selection of stains, door styles and hardware
- “Formica” countertop in kitchen with a stainless steel, single bowl sink and a satin nickel single pull-out sprayer faucet
- Two (2) pendant lights above breakfast bar

LUXURIOUS BATHROOM FEATURES

- Owner’s bath includes a custom oversized seated stall shower featuring ceramic tile walls, a marble bench seat and glass shower enclosure
- Ceramic tile floors on remainder of owner’s bath floor
- Stylish fiberglass tub/shower surround in standard secondary baths with your choice of resilient vinyl flooring
- Custom vanities in all baths with hardware; drawers are standard in the owners bath vanities
- Beautiful one-piece cultured marble vanity tops and sinks

Subject to errors, omissions and changes without prior notice.

- Mirrors in bathrooms above vanity
- Vanity in the powder room with an oval beveled edge mirror above
- Washerless cartridge system on all plumbing faucets
- Posi-temp, anti-scald fixtures for all tubs/showers
- Comfortable “water saver” toilets
- Towel bar and toilet paper holder in each bathroom

“GREEN DESIGN ELEMENTS” THAT HELP SAVE OUR PLANET AND YOUR MONEY

- “Caulk and Seal Program” virtually eliminates air infiltration and assures each homeowner maximum comfort and energy efficiency
- High-efficiency natural gas/propane hot air furnace with 13 SEER central air conditioning
- Energy efficient 50-gallon high-efficiency, direct vent, quick recovery natural gas/propane hot water heater with a thermal expansion tank
- Digital programmable setback thermostat
- Pre-engineered floor I--joists
- Indoor air quality includes ducting bath exhaust fans to exterior
- “Silver Line” “Low-E” glass, single hung vinyl windows that never require painting with tilt-in bottom sash and grills on top sash between the glass; half screens
- “Water saving” toilets and faucets

GRACIOUS EXTERIOR APPOINTMENTS

- Precision crafted veneer stone
- “Beaded” siding and cedar shake facades and raised panel shutters for an authentic colonial appearance
- Covered front entry
- Front door features a distinctive craftsman design and side window lites
- Rear exterior slider and side lighted front door provides additional natural light
- Architectural dimensional shingles
- “Beaded” vinyl siding, aluminum-wrapped fascia, ventilated soffits and seamless gutters & downspouts
- Vinyl raised panel shutters on front elevation

OPEN AND SPACIOUS FLOOR PLAN OFFERS CASUAL LIVING AND GATHERING AREAS

- Central entry foyer
- Great room opens to dining room
- Kitchen breakfast bar the perfect spot for:
 - ⇒ Morning coffee
 - ⇒ Meals on the go
 - ⇒ Casual catch-up conversations

WARRANTY AND SERVICE

- Full pre-settlement demonstration and inspection prior to settlement
- Post-settlement service inspection
- One Year Builder Warranty

CUSTOMIZATION AVAILABLE

PLANS, SITE IMPROVEMENTS, SITE CONDITIONS, BUILDING PERMIT AND FEES

- Connections for water, sewer and utilities are to be within 25 feet of the building foundation
- 25 feet of construction entrance and two-coat macadam drive is included
- Grading of only the disturbed areas will be provided
- Cornerstone Premier Homes can assist in managing and installing the following however these items are not included and the responsibility of the lot owner
 - ⇒ Connection or EDU fees for public utilities
 - ⇒ Building and permit plans, permit(s) costs and any other fees (if required)
 - ⇒ Rock excavation, tree removal or special or unusual site conditions
 - ⇒ Grading and storm water management plans
 - ⇒ Stormwater facilities (if required)
 - ⇒ Improvements on or off site (if required)

David J. Caracausa

**Phone: (215)699.2600 | E-mail: davidc@cbprem.com
www.cphnewhomes.com**

Subject to errors, omissions and changes without prior notice.

Built By:

