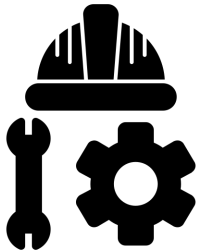


Trademark Amenities



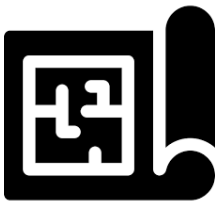
Incomparable Setting, Site Features & Location

- 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
- Gwynedd Township offers its residents public parks, a pavilion, 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



Quality Construction Amenities

- 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
- Monolithic poured concrete 8' foundation with basement egress window system
- Concrete basement slab construction with sump pit liner, sump pump & stone bedding under basement slab; includes an interior & exterior perimeter foundation drain connected to the interior sump pit
- 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
- Architectural dimensional roof shingles
- Front door features distinctive "Craftsman" design
- Central wired smoke detectors & Carbon monoxide detector
- High caliber 2" x 6" exterior wall construction
- 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) exterior GFCI outlets—one at the main entrance door & one at the rear
- Electric door chime at front door
- 220-volt line for dryer
- Two (2) high tech, pre-wired cable jacks with advanced video opportunities
- One (1) pre-wired jacks for telephone or data use with 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
- "Simonton" high-quality, energy-efficient, maintenance-free single hung windows with tilt in feature for easy cleaning
- Insulated exterior doors
- Pre-engineered I-joist construction system
- Sound quieting & superior strength engineered 3/4" tongue & groove sub flooring system
- All homes framed with kiln dried dimensional lumber
- Ground Fault Circuit Interrupt (GFCI) electrical outlets in Kitchen, Bath & Exterior



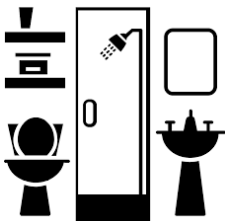
Designer Interiors for a Gracious Lifestyle

- Covered front Porch & secondary entry*
- Today's trend floor plans & layouts offer Flex Space* Four (4) or Five (5) Bedrooms*, Two (2), Three (3) or Four (4) full Baths* & One (1) or Two (2) Powder Rooms*
- Entry Foyer with oak hardwood flooring
- Formal front & casual rear staircases*
- Informal secondary entries & drop zones
- Soaring 9' high first floor ceilings heights
- 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*
- 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
- Dal Tile 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
 - 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
- First or Second floor Master Suite* is a sweet retreat with oversized walk-in closet
- Walk-in closet in secondary Bedrooms*
- Vinyl-covered ventilated wire shelving in closets
- Quality wall-to-wall "Shaw" carpeting in an array of colors



Ultimate Stylish Gourmet Island Kitchen for Today's Chef

- Chefs will be delighted in the open-concept Kitchen with oversized Island breakfast bar perfect for:
 - ◊ Meals on the go
 - ◊ Morning Coffee
 - ◊ Casual conversations
- Furniture Quality Kitchen Cabinetry Century "Gatehouse" series offers adjustable shelves, selection of stains, door styles & hardware
- 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
- 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
 - ◊ Food disposal
 - ◊ Water line to refrigerator space



Luxurious Bathroom Features

- Master Bath offers:
 - ◊ Oversized walk-in seated stall shower with "Dal Tile" ceramic tile walls & glass shower enclosure
 - ◊ "Dal Tile" ceramic tile flooring
 - ◊ Century "Gatehouse" series custom vanity with "Moen" faucets & one-piece cultured marble top with integrated sinks
- 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
- "Gatehouse" Series vanity cabinetry in all full Baths
- 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
- Uncompromising quality, enduring craftsmanship & design artistry of "Moen" fixtures & faucet sets & single lever anti-scald "Moen" faucet set fixtures in all tubs/showers
- Washerless cartridge system on all plumbing faucets
- Exhaust fans vented to the exterior in all full Baths
- Towel bar & toilet paper holder in each Bathroom

* select models



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*
- Propane gas, high efficiency, climate comfort furnace & central air
- Energy Star® "Bradford White" quick recover propane gas hot water heater
- High caliber 2" x 6" exterior wall construction with insulation to R-19 value
- Insulated glass in all windows & doors
- Exterior doors constructed with insulated glass & cores
- R-38 insulation value in ceilings
- Energy Sealant system provided around all windows, doors & exterior penetrations virtually eliminating outside air infiltration & maximizes comfort & energy efficiency
- Energy Star® digital programmable set-back thermostats
- Energy Star® dishwasher
- Pre-engineered I-joint construction system
- Indoor air quality includes ducting bath exhaust fans to exterior
- "Simonton" high-quality, energy-efficient, maintenance-free single hung windows with tilt in feature for easy cleaning



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
- Architecturally inspired stone veneer fronts and water shelves as shown on model's brochure*
- Front elevation treatments include multiple textures of cultured stone, shiplap horizontal and board and batten vertical siding styles that combine to be eye catching and strikingly attractive!*
- 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
- "Simonton" high-quality, energy-efficient, maintenance-free single hung windows with tilt in feature for easy cleaning



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



Enhancements & Customization

- 1 Year Cornerstone Premier Homes Builder's Assurance Warranty
- 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.
- 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!

All Trademark Amenities are subject to errors, omissions & field changes without prior notice.

CONTACT: David J. Caracausa
davidc@cbprem.com | cell: 215.699.2600 office: 215.641.2727

"Building Homes that Exceed our Homeowners' Visions & Expectations"

www.cphnewhomes.com