



HAVERFORD RESERVE

The Carriage Homes

Outstanding Features

A Community of Distinction

- European village styling designed through a unique collaboration of award winning Architects; Michael Visich Architects and Murphy Architectural Group.
- Located in the heart of the prestigious Main Line.
- Convenient to Philadelphia's fine dining, arts, cultural, and entertainment attractions.
- Short drive to world-class shopping, golf, and country clubs.
- Impressively landscaped entrance with gentle tree-lined boulevard.
- Access to miles of walking, hiking, and biking trails.
- Adjacent to 124 acres of preserved passive open space and 45 acres for active recreation.
- Carriage homes prominently sited with dramatic views on a rolling hillside.

Best-in-Class Structural Design

- 2" x 6" exterior wall construction.
- Steel I-beam and column construction with an engineered I-joint system for quiet floor design and minimal house settlement.
- 9' monolithically poured concrete basement walls.
- Interior drain and sump pump piped to the outside.

Exterior Features

- Maintenance free Andersen® 400 Series Windows with energy efficient Low-E glass.
- Maintenance free aluminum cornice and soffits.
- James Hardi® Hardiplank® board and batten siding with Azek® trim.
- Stone and European stucco exterior styling.
- Custom Lemieux double front door with Baldwin® front door hardware.
- G.A.F.® 30-Year Dimensional Shingles.
- EP Henry® 3' front service walk from driveway to front door and main entrance.
- Patio or composite maintenance-free deck contingent on lot grade.
- Carriage-style garage doors with remote control operators.
- Custom community landscape package designed by award winning landscape architect included.

Interior Features

- 9' first floor and second floor ceiling heights.
- Solid core doors throughout.
- Colonial trim with 6" nominal baseboards throughout first and second floors. All doorways and openings are finished with wood jambs and trim.
- Striking 2-piece crown molding in foyer, living room, dining room, and study.
- 2-piece chair rail in dining room.
- Complete closet system in master bedroom closets. Custom rod and wood shelf closets in remaining areas.
- Custom millwork and casework packages available.
- Finished in place 2 1/4" red oak hardwood flooring in foyer, kitchen, breakfast room, dining room, and powder room.
- Premium upgraded carpet in remaining areas.
- Designer 12" x 12" tile in all full baths and laundry room.
- Custom built foyer staircase with stained oak treads and rail.
- Schlage® interior door hardware throughout.
- Dave Lennox Signature™ Collection Colonial™ Wood Burning Fireplace with a true 28" x 36" brick to brick opening in all family rooms.
- Drywall throughout house to be 1/2" glued, screwed, taped and sanded. Second floor ceilings to be 5/8". Drywall firewall in garage to be 5/8" thick. Water resistant greenboard to be used in all bathroom wet areas.
- Interior walls and ceilings to be painted two coats of flat antique white latex paint. All interior woodwork will have two coats, semi-gloss to match Andersen® pre-finished white windows. Garage interior to be painted two coats antique white.
- Wall and touch up paint kit for Homeowner's use.

Bathroom Appointments

- Designer Kohler® faucets and bathroom accessories throughout.
- 5' Kohler® soaking tub in master bedroom.
- Spa inspired 12" x 12" tile in master bathroom.
- Custom granite tops in master bathroom. Cultured marble tops in remaining full baths.
- 12" x 12" natural stone styled ceramic tile in remaining full baths.
- Kohler® Pedestal sink in powder room and cabinet vanities in full bathrooms in choice of oak, maple, or cherry.
- 42" high mirrors above all bathroom vanities.

Gourmet Kitchen

- Custom made 42" Century Cabinetry standard in all models in choice of oak, cherry, or maple.
- Stainless steel five burner gas Viking® cooktop, double wall oven, Asko dishwasher, and space saving undercounter pull out Sharp® Microwave Drawer® standard in all models.
- Kohler® pull out kitchen sink faucet and stainless steel 32" sink basin.
- Granite counter and island tops.
- Badger® 5 garbage disposal.

Energy Efficient HVAC, Plumbing, and Electrical Systems

- Two zone Carrier® HVAC system with two separate units for first and second floors. 13 SEER air conditioning units and high efficiency 90+ gas fired furnace for first floor, 80% gas fired furnace for second floor.
- 75-gallon direct vent Bradford White® water heater.
- 2 frost free hose connections.
- Electrical consultation and personal walkthrough with every Homeowner.
- Community planned designer exterior lighting fixtures included.
- Recessed hi-hat over kitchen sink and in master bath shower stall. Four additional recessed hi-hats positioned at Homeowner's discretion.
- \$2,000 interior decorative light fixture allowance.
- Prewired for 3 cable TV lines and 3 CAT-5 phone jacks.
- Energy saving R-38 insulation in all main ceilings and R-19 in all exterior walls.
- Super seal foam & caulk package of all exterior wall joints.
- All windows, doors, and dead bays to be sealed.

Our Customization Commitment

- Options and upgrades available to suit all tastes.
- All of the homes in Haverford Reserve are fully customizable. Homeowners can either choose from our extensive list of standard options or create options of their own.
- Fully finished lower levels, wine cellars, elevators, and saunas are some of the luxurious options available.