



## 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-joist system for quiet floor design & minimal house settlement
- 9' monolithically poured concrete basement walls.
- WeatherSmart™ housewrap and tar paper underlayment that exceeds water resistance standards
- GMX Ultrashield™ foundation waterproofing membrane with a 15-year standard warranty
- All windows flashed and wrapped
- 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 Azec™ trim
- Stone and European stucco exterior styling
- Custom Lemieux™ double front door with Baldwin™ front door hardware
- G.A.F.™ 30-Year Dimensional Shingles
- 3' front service walk from driveway to front door, main entrance, and 12' x 17' patio or composite maintenance free deck contingent on lot grade
- Carriage-style garage doors with remote control operators
- Premium composite pre-finished board and batten shutters with decorative hardware
- 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 & trim.
- Striking two piece crown molding in foyer, living room, dining room, and study
- Two 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, mudroom 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

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Sales Office Open Daily 12:00–5:00

SPECIFICATIONS SUBJECT TO CHANGE WITHOUT NOTICE.



- 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 porcelain 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 Dacor™ 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 Owner'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 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