

NEW CONSTRUCTION HOMES

UNIQUE FEATURES FOR ALL MODELS

DESIGN INTERIORS

- Dramatic 9' First Floor ceiling height
- Impressive two story reception foyer with elegant hardwood floors
- Full main bath, hall bath and powder room
- Luxurious wall to wall carpeting in a choice of decorator colors
- Handsome oak stained stairrail and newel posts with white painted balusters
- Vinyl coated wire closet shelving
- Classic six panel doors throughout the home
- Colonial trim throughout

KITCHEN FEATURES

- Easy care vinyl flooring
- Stainless steel sink with faucet
- Breakfast area in every kitchen
- Gourmet range with self cleaning oven
- Dishwasher, garbage disposal and microwave
- Quality raised panel kitchen cabinets in a variety of finishes
- Easy care laminate countertops with choice of color
- 42" kitchen cabinets with crown molding

UTILITIES

- Structured wire system including 3 well placed cable connections and telephone connections
- 200 amp electrical service
- 90% energy efficient gas heat with 13 seer central air conditioning
- 40 gallon electric hot water heater

WELL APPOINTED EXTERIORS

- Covered front porch (selected models)
- Maintenance free vinyl siding
- 30 year class "A" architectural fiberglass roof shingles
- Solid vinyl insulated tilt sash windows with screens and grills
- Final rake and seed of lawns

- 2 Weatherproof outdoor electrical outlets
- 2 Convenient garden hose connections
- Superior two-coat asphalt driveway (selected areas)
- Public sewer and water (if available)
- All underground utilities
- Poured concrete walkway

QUALITY CONSTRUCTION

- Monolithically poured concrete basement walls
- Under slab drainage system with perimeter pipe in basement
- Convenient 2 car garage
- Insulated front door with sidelights or window
- R-19 exterior 2x6 walls and R-38 ceiling insulation
- All windows and doors are carefully caulked and fully insulated
- Electronic smoke detectors on all levels

SPACIOUS BATHS

- Exceptional first floor powder room
- Quality vanities with cultured marble vanity tops
- Exceptional hall bath with low maintenance tub/shower unit
- Easy care vinyl flooring in the powder room
- Single lever washerless faucets
- Luxurious main bath with tub and separate shower
- Vinyl floors in hall bath and main bath in a range of colors
- Full width vanity mirror in hall and main baths



In the interest of continuous improvements and to meet changing conditions, The Portland group LLC. Reserves the right to modify maps, floor plans, exteriors, specifications, feature and product types without notice or obligation.