



Haawk Court

In Delmar

HIGH QUALITY CONSTRUCTION

- Two Car Garage (Front Load)
- 2x6 Exterior Wall Construction On Heated Areas
- 1/2" OSB Waferboard Sheathing on Walls and Roof
- Air Infiltration Reducing House Wrap on Exterior Heated Walls
- R-19 (6" Batts) Wall & R-38 (9" Batts) Ceiling Insulation
- Perimeter Foundation Drainage System
- 3/4" T&G Waferboard Subfloor Glued & Nailed
- 3,000 PSI Basement and 4,000 PSI Garage and Exterior Concrete
- Plumbing Drains Over Heated Areas Insulated for Sound Reduction
- HVAC Rough Openings Covered with Mesh During Construction

LASTING EXTERIORS

- **Brick & Cultured Stone Accents** on Front Elevations (per plan)
- Professional Landscaping and Lawn Seeding (Using Hydroseed Method)
- **Up to 18 Head Auto Lawn Sprinkler System**
- Asphalt Paved Driveway (One Foot Wider Than Garage Door(s))
- **30 Year Architectural Style Roof Shingles**
- Premium Color Maintenance-Free Vinyl Siding - Aluminum Fascia/Vinyl Soffit
- White Clad Andersen Tilt Wash Low E Windows with Finelight Grilles & Screens
- White Clad Andersen Sliding Door with Integral Grille & Screen
- Handle set w/Dead Bolt on Front Door
- Exterior Shutters and Window Mantels on Front (per plan)
- Insulated Raised Panel Prefinished Steel Garage Doors with Glass
- Garage Service Door – per plans
- Lamppost with Photocell
- Hose Faucet Connections Front and Rear (Frost Free)
- Mailbox and Post "Installed"
- Concrete Walk to Front Entry

TIMELESS INTERIORS

- 9' First Floor Ceilings
- Gas Fireplace with Tile Surround, Flush Hearth and choice of (6) painted Mantles.
- **3 1/4" Sand & Finish Oak Hardwood Floors In Dining Room, Foyer and Lower Hall**
- **Tiled Laundry and Mudroom Floors**
- **Oak Foyer Stair Treads & Over the Post Oak Railings w/Painted Balusters**
- Six Panel Smooth Masonite Interior Doors (Finished with Semi-Gloss) with Nickel Hardware
- Tray Ceiling in Dining Room w/Crown Moulding, Chair Rail & Panel Moulding
- Choice of **Oversized 3 1/2" Colonial Casing or 2 1/2" Windsor Casing & 5 1/4" Baseboard throughout Home**
- Wall-to-Wall Upgrade Quality, Stain Resistant, Plush Carpeting w/ 8lb. Bonded Pad
- Smooth Finish Ceilings and Walls (Two Paint Coats with Light Sanding Between)
- Semi-gloss Trim Paint
- \$1,750 Lighting Allowance for Interior and Exterior Fixtures
- Window Trim Picture Framed Top and Sides with Bottom Apron
- Wire Closet shelving

VALUABLE BRAND NAMES

- Kohler • Amana • GE • Andersen

COMFORTABLE BATHS

- Master Bath with Fiberglass Garden Soaking Tub, Separate Shower with Glass Door & **Vanity with Two Sinks (per plan)**
- Contoured Fiberglass Tub in Main Bath
- Kohler Bathroom Fixtures and Faucets (Pressure Balanced Tub & Shower)
- Pedestal Sink in Powder Bath
- Ceramic Tiled Floors
- Comfort Height Toilets
- Cultured Marble Vanity Tops with Integral Sinks & 4" Backsplashes in Master and Main Baths
- Decorative Mirror Over Vanities
- Bath Accessories

FAMILY STYLE KITCHENS

- **42" Maple/Hickory Raised Panel Kitchen Cabinets w/Crown Molding**
- **3 1/4" Sand & Finish Hardwood Floor**
- GE Self-Clean Electric Smooth Top Range w/Recirculating **Microwave** Above S.S.
- GE S.S. 2-Cycle Dishwasher & Waste King Disposal, 1/2 HP Continuous Feed
- Ice Maker Water Line w/box & valve
- Granite Countertops (Custom Built) with 4" Backsplash
- Double Bowl Stainless Steel Sink with Spray

RELIABLE SYSTEMS

- Amana High Efficiency (95%) Direct Vent Furnace (Gas Forced Hot Air) with Programmable Thermostat
- **13 S.E.E.R Central Air-Conditioning**
- **Energy Saver Gas 75 Gallon Water Heater**
- 200 AMP Underground Electrical Service
- **Garage Door Opener and Low Voltage Wiring for Safety Device**
- Washer, Dryer and Dryer Vent Connections Provided
- **(3) Telephone and (3) Cable TV Jacks**
- **Humidifier**
- **Security System w/siren, first floor ext. door contacts, motion detector, control panel**

GENERAL INFORMATION

- Beautiful and Functional Home Designs
- Bethlehem Central Schools
- Public Water, Sewer, Natural Gas and Cable TV

CHARLEW WRITTEN STANDARDS COMPLIMENTING HOME OWNERSHIP

- Pre-closing Orientation
- 60-Day Service Review
- 1-Year Service Review
- Charlew's Exclusive Homeowner Protection Plan. A Comprehensive Program with Limited **6Year Transferable Warranty to 100% of Purchase Price**

