



# Family Classic at Rolling Hills Estates

## HIGH QUALITY CONSTRUCTION

- 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
- Two Car Garage
- R-19 (6" Batts) Wall & R-38" (9" Batts) Ceiling Insulation
- Perimeter Foundation Drainage System
- 3/4" T&G Waferboard Subfloor Glued and Nailed
- 3,000 PSI Basement and 4,000 PSI Garage and Exterior Concrete Floors
- Plumbing Drains Over Heated Areas Insulated for Sound Reduction
- HVAC Rough Openings Covered with Mesh During Construction

## LASTING EXTERIORS

- **Professional Landscaping and Lawn Seeding (Using Hydroseed Method)**
- **Up to 15 Head Automatic Lawn Sprinkler System**
- Asphalt Paved Driveway (One Foot Wider Than Garage Door(s))
- Concrete Walk to Front Entry
- 30-Year Architectural Style Roof Shingles
- Maintenance-Free Vinyl Siding - Aluminum Facia/Vinyl Soffit
- White Clad Andersen Tilt Wash Low E Windows with Screens
- White Clad Andersen Sliding Door with Screen
- Front Facing Window Grids
- Exterior Shutters and Window Mantels on Front Where Shown
- Raised Panel Prefinished Steel Garage Door
- Garage Service Door
- Lamppost with Photocell
- Hose Faucet Connections Front and Rear (Frost Free)
- Mailbox and Post "Installed"

## TIMELESS INTERIORS

- Gas Fireplace with Tiled Surround, Flush Hearth and Choice of (6) Painted Mantles
- **Oak Hardwood Dining Room, Foyer & Lower Hall Floors**
- Oak Stair Railings (Post-to-Post Style) & Balusters with Clear Finish
- Six Panel Masonite Interior Doors (Finished with Semi-Gloss)
- **Crown Mold and Chair Rail in Dining Room**
- Armstrong "Station Square" Vinyl Flooring
- Carpetmaster 30oz. PET Polyester/6lb bonded pad
- Smooth Finish Ceilings and Walls (Two Paint Coats with Light Sanding Between)
- Semi-gloss Trim Paint
- **Classic Lighting Collection Including Bedroom Ceiling Lights**
- Wire Closet Shelving
- Window Trim Picture Framed Top and Sides with Bottom Apron

## VALUABLE BRAND NAMES

- Kohler • Lennox • GE • Andersen

## COMFORTABLE BATHS

- **Master Bath with Garden Tub, Separate Shower and Vanity with Two Sinks (per plan)**
- Contoured Fiberglass Tub
- Kohler Bathroom Fixtures
- Kohler Faucets (Pressure Balanced Tub & Shower)
- Ceramic Tiled Floors
- Flush Medicine Cabinet in Full Baths
- Laminate Vanity Tops/Custom Built with 4" Backsplash
- Decorative Mirror Over Vanities
- Bath Accessories

## FAMILY STYLE KITCHENS

- Oak Raised Panel Kitchen Cabinets, Back-Beveled for Easy Opening
- GE Self-Clean Electric Range, Recirculating **Microwave** above
- GE 3-Cycle Dishwasher
- Waste King Disposal, 1/2 HP Continuous Feed
- Laminate Countertops/Custom Built with 4" Backsplash
- Double Bowl Stainless Steel Sink with Spray

## RELIABLE SYSTEMS

- Lennox G43 High Efficiency (90%) Direct Vent Furnace (Gas Forced Hot Air) with Programmable Thermostat
- **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
- CAT 5 Pre-wiring for (3) Telephones (with jacks) and (3) RG6 Cable TV's
- **Lennox WB2-17 Humidifier**
- **Security System w/siren, first floor ext. door contacts, motion detector, control panel**

## GENERAL INFORMATION

- Beautiful and Functional Home Designs
- Shenendahowa Central Schools
- Public Water, Sewer, Natural Gas and Cable TV
- Taxes - Approx. \$30.08/Thous, (School, Fire, County, Mandate) Flat annual fee for water \$323 & Sewer \$200

## 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 **10 Year Transferable Warranty to 100% of Purchase Price**





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### Family Classic Homes

Charlew Home Plans are Created with Style and Features that Withstand the Test of Time. Our Designs Offer the Function and Master Suite Privacy that Allow You to Live Well!

MODEL	OUTLINE	APPROX. SQ. FT.	PRICE
The Baldwin Colonial	3 Bedroom, 2 Bath, One Level Home. Features Great Room with Volume Ceiling, Breakfast Area and Formal Dining Room.	1,715	321,900
The Baldwin Manor		"	319,900
The Baldwin Victorian		"	319,900
The Waverly Colonial	3 Bedroom, 2 ½ Bath, Center Hall Colonial. Two Story Foyer, Secluded Laundry Room and Spacious Master Suite.	1,946	327,900
The Waverly Manor		"	330,900
The Waverly Victorian		"	328,900
The Hampton Colonial	3 Bedroom with additional unfinished Bonus Room (adds 300 Sq. Ft.) First Floor Master Suite, 2 ½ Baths. Two Story Foyer Leads to Great Room and Formal Dining Room, Large Breakfast room and Private First Floor Laundry.	1,860	336,900
The Hampton Victorian		"	340,900
The Brentwood Colonial	4 Bedroom, 2 ½ Bath, Center Hall Colonial. First Floor Study Off Breakfast Room, Walk-In Pantry and Spacious Dining Room.	2,263	339,900
The Brentwood Manor		"	346,900
The Brentwood Victorian		"	345,900
The Emerson Colonial	4 Bedroom, 2 ½ Bath. First Floor Study Off Foyer, Spacious Breakfast Area Leads to Large Family Room.	2,415	344,900
The Emerson Manor		"	345,000
The Emerson Victorian		"	346,900
The Jamestown Colonial	3 Bedroom, 2 Bath, Ranch w/Family Room and Formal Dining Room. Large Kitchen/Breakfast Area and Private Laundry Room.	2,035	348,900
The Jamestown Manor		"	348,900
The Jamestown Victorian		"	347,900
The Whitman Colonial	4 Bedroom, 2 ½ Bath, Side Hall Colonial. Large Living Room, Spacious Master Suite and Second Floor Laundry.	2,430	352,900
The Whitman Manor		"	352,900
The Whitman Victorian		"	356,900
The Windsor Colonial	4 Bedroom, 2 ½ Bath. First Floor Study, F-Shaped Staircase Leads to Large Family Room and Foyer, Master Suite with Spacious Walk-in Closet and Compartmentalized Bath.	2,425	354,900
The Windsor Manor		"	358,900
The Windsor Victorian		"	357,900
The Eliot Colonial	4 Bedroom, with Convenient 3 ½ Baths and First Floor Master Bedroom. Generous Kitchen with Breakfast Area. Formal Dining and Living (optional first floor. Study) Rooms. Second Floor Bonus Rooms Adds 226 Square Feet of Versatile Space when Finished.	2,351	352,900
The Eliot Manor		"	360,900
The Eliot Victorian		"	359,900
The Faulkner Colonial	4 Bedroom, 2 ½ Bath., Center Hall. First Floor Study Off Large Family and Formal Living Room. Raised Breakfast Bar Separates Spacious Kitchen & Breakfast Area.	2,728	361,900
The Faulkner Manor		"	365,900
The Faulkner Victorian		"	364,900
The Hawthorne Colonial	4 Bedroom, 2 ½ Bath., Center Hall. First Floor Study Off Large Family and Formal Living Room. Raised Breakfast Bar Separates Spacious Kitchen & Breakfast Area.	3,041	368,900
The Hawthorne Manor		"	374,900
The Hawthorne Victorian		"	372,900



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MODEL	OUTLINE	APPROX. SQ. FT.	PRICE
The Sinclair Colonial	4 Bedroom, 2 ½ Bath., First Floor Study. Additional Rear Stair from Family Room to Upstairs Bedroom. Large Dining & Breakfast Rooms Adjoin Kitchen with Deck Area. Second Floor Laundry Room with Linen Closet.	2,866	369,900
The Sinclair Manor		"	369,900
The Sinclair Victorian		"	367,900
The Steinbeck Colonial	4 Bedroom, 2 ½ Bath., Center Hall Colonial. Study Off Family Room with Volume Ceiling. Dual Stair From Foyer and Kitchen. Generous Closets Compliment Second Floor.	3,400	399,900
The Steinbeck Manor		"	397,900
The Steinbeck Victorian		"	397,900