



# Portfolio Series

## at Rolling Hills Estates

### 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 15 Head Auto Lawn Sprinkler System**
- Asphalt Paved Driveway (One Foot Wider Than Garage Door(s))
- **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
- Augusta Lock Set w/Dead Bolt on Front Door
- Exterior Shutters and Window Mantels on Front (per plan)
- Insulated Raised Panel Prefinished Steel Garage Doors
- Garage Service Door
- Lamppost with Photocell
- Hose Faucet Connections Front and Rear (Frost Free)
- Mailbox and Post "Installed"
- Color Coordinated Brick Paver Walk to Front Entry

### TIMELESS INTERIORS

- 9' First Floor Ceilings
- Gas Fireplace with Tiled Surround Flush Hearth and choice of (6) painted Mantles.
- **Oak Hardwood Floors in Dining & Lower Hall**
- **Tiled Entry Foyer, Laundry and Mudroom Floors**
- **Oak Foyer Stair Treads, Railings (Post-to-Post Style) & Balusters with Clear Finish**
- Six Panel Masonite Interior Doors (Finished with Semi-Gloss)
- Tray Ceiling in Dining Room w/Crown Mold & Chair Rail
- **Oversized 3 1/2" Casing and 5 1/4" Baseboard throughout Home**
- Wall-to-Wall Carpet (Stain Resistant) Carpetmaster 38Oz. Pet Polyester w/ 8lb. Bonded Pad
- Smooth Finish Ceilings and Walls (Two Paint Coats with Light Sanding Between)
- Semi-gloss Trim/Paint
- \$1000 Lighting Allowance for Interior and Exterior Fixtures
- Window Trim Picture Framed Top and Sides with Bottom Apron
- Wire Closet shelving

### VALUABLE BRAND NAMES

- Kohler • Lennox • GE • Andersen

### COMFORTABLE BATHS

- Master Bath with Garden Tub, Separate Shower & **Vanity with Two Sinks (per plan)**
- Contoured Fiberglass Tub
- Kohler Bathroom Fixtures
- Kohler Faucets (Pressure Balanced Tub & Shower)
- Pedestal Sink in Powder Bath
- 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

- **42" Oak Raised Panel Kitchen Cabinets w/Crown Molding**
- **Oak Hardwood Floor**
- GE Self-Clean Electric Range with Recirculating **Microwave** Above
- GE 4-Cycle Dishwasher & Waste King Disposal, 1/2 HP Continuous Feed
- Ice Maker Water Line
- 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
- **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
- CAT 5 Pre-wiring for (3) Telephones (with jacks) & (2) RG6 Cable TV Locations
- **Lennox WB2-17 Humidifier**
- **Security System w/siren, first floor ext. door contacts, motion detector, control panel**
- **US-Tec Digital Networking In Study**

### 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**





# Portfolio Series

## at Rolling Hills Estates

### Portfolio 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 Brentwood	Colonial	4 Bedroom, 2 ½ Bath, Center Hall Colonial. First Floor Study Off Breakfast Room, Walk-In Pantry and Spacious Dining Room.	2,300	365,900
	Manor		"	377,900
	Victorian		"	366,900
The Emerson	Colonial	4 Bedroom, 2 ½ Bath. First Floor Study Off Foyer, Spacious Breakfast Area Leads to Large Family Room.	2,415	370,900
	Manor		"	382,000
	Victorian		"	369,900
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	381,900
	Manor		"	385,900
	Victorian		"	382,900
Jamestown	Colonial	3 Bedroom, 2 Bath. Ranch w/Family Room and Formal Dining Room. Large Kitchen/Breakfast Areas and Private Laundry Room with Side Entry Porch Compliments this Plan.	2,150	373,900
	Manor		"	379,900
	Victorian		"	371,900
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 and Breakfast Area.	2,728	400,900
	Manor		"	398,900
	Victorian		"	390,900
The Sinclair	Colonial	4 Bedroom, 2 ½ Bath, First Floor Study. Additional Rear Stair from Family Room to Upstairs Bedrooms. Large Dining and Breakfast Rooms Adjoin Kitchen with Desk Area. Second Floor Laundry Room with Linen Closet.	2,866	393,900
	Manor		"	395,900
	Victorian		"	387,900
The Hawthorne	Colonial	4 Bedroom, 2 ½ Bath. Two Story Foyer Connects Large Study. Spacious Walk-in Pantry Off Breakfast Area. Large Secondary Bedrooms. Master Suite with His and Her Walk-in Closets.	3,041	391,900
	Manor		"	407,900
	Victorian		"	391,900
Longfellow	Colonial	3 Bedroom, 2 Bath. Master Bedroom Located on the First Floor. Generous Kitchen. Two Story Breakfast. Large Dining Room with Family Room/Living Room, Private Laundry Room and Side Porch.	2,573	392,900
	Manor		"	396,900
	Victorian		"	390,900
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	439,900
	Manor		"	438,900
	Victorian		"	422,900
Hemingway	Colonial	4 Bedroom, 2 Bath. Two Story Family Room with Study. Large Dining Room and Separate Living Room. Convenient Covered Side Entrance to Large Mudroom with Oversized Closet. Abundant Kitchen Cabinets with Butler Pantry and Walk-in Pantry. Second Floor Laundry.	3,662	453,900
	Manor		"	453,900
	Victorian		"	453,900
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. Finished Bonus Room Adds 243 Square Feet of Versatile Space. Private First Floor Laundry.	2,411	379,900
	Manor		"	398,900
	Victorian		"	380,900