

# **Included Stoneleigh Woods Features -8/30/2013\*\***

## **PHASE THREE**

### **Site Features**

- ◆ Near shopping, fine dining, golf, vineyards, beaches and bays.
- ◆ Adjoining the beautiful Cherry Creek Golf Course and Country Club
- ◆ Spectacular entrance waterfall
- ◆ Private gated entry
- ◆ Minutes from I-495, Route 58, Sound Ave
- ◆ Underground utilities
- ◆ Professionally landscaped and maintained grounds
- ◆ Belgian block curbing
- ◆ Automatic irrigation systems
- ◆ Town water and natural gas
- ◆ Community Street lighting
- ◆ Central mailbox location

### **Luxury Kitchen Features**

- ◆ GE clean steel appliance package including: efficient gas range, microwave, dishwasher, and frost-free refrigerator/freezer with ice maker
- ◆ Designer kitchen cabinets with granite countertops\*\*
- ◆ 12 x 12 Ceramic tiles or Portico Wood Floors\* in the Kitchen & Dining Room
- ◆ Over sized Stainless steel sink w/Kohler faucet

### **Designer Bathroom Features**

- ◆ Designer ceramic 8 X 8 floor tiles with tile base
- ◆ Fiberglass shower pans with tiled walls
- ◆ Fiberglass tubs with tiled walls
- ◆ Designer vanities with choice of cultured marble vanity top with integrated sink

### **ENERGY STAR Package for Comfort and Peace of Mind**

- ◆ Central air conditioning
- ◆ Insulated double-pane tilt-out low E glass windows with Argon gas
- ◆ R-30 insulation in ceiling
- ◆ R-13 insulation in exterior walls
- ◆ R-13 insulation in the party walls
- ◆ Energy efficient Amana 2 stage natural gas fired furnace
- ◆ Energy efficient natural gas fired water heater
- ◆ Weather stripping on all exterior doors
- ◆ Exterior wind and vapor shield applied to sheathing

### **General Features**

- ◆ Architectural roof shingles w/30 year guarantee
- ◆ Colonial style insulated entry doors with sidelights
- ◆ Insulated steel garage door with top panel windows and automatic opener
- ◆ 12 x 12 Ceramic tiles in the Foyer
- ◆ Raised panel interior colonial doors
- ◆ Colonial style moldings
- ◆ Laundry room with washer and dryer hookups and vinyl coated wire shelf
- ◆ Portico Wood Flooring in the Living Room and Hallway\*
- ◆ Plush wall to wall carpeting in bedrooms, balcony, and loft (Aspen)
- ◆ Benjamin Moore paint used exclusively
- ◆ One exterior light fixture outside each entry door and garage
- ◆ Pre-wired cable jacks in the living room bedrooms, and kitchen
- ◆ Pre-wire telephone jacks in the living room bedrooms, and kitchen
- ◆ 150 amp electrical service
- ◆ Smoke and carbon monoxide detectors
- ◆ Ground level rear patio
- ◆ Large front porch
- ◆ Two garden hose connections

### **Custom Lighting Package**

- ◆ Under cabinet accent lighting
- ◆ Comprehensive whole house lighting package
- ◆ Two exterior outlets, one on the front and one on the rear of the home

### **The Community Center**

- ◆ Grand one story building approximately 4,000 sq.ft. includes:
- ◆ Fitness Center
- ◆ Billiards Room
- ◆ Great Room / Lounge
- ◆ Card Room
- ◆ Indoor & Outdoor Bar
- ◆ Catering Kitchen
- ◆ Outdoor heated salt water pool
- ◆ Outdoor pool cabana with restrooms

\* Included wood floors are the Portico Kailani line.

\*\* Included Colors are Uba Tuba and Lte Veneziano.

\*\*Included features subject to change without notice