



**Mount Vernon Park II Subdivision**  
**INCLUDED FEATURES LIST**

**EXTERIOR FEATURES:**

- Brick/Stone Veneer Front Elevation & Foundation Front and Sides, Vinyl Siding on Sides and Rear
- Paved front stoop with Concrete Lead-walk to Driveway
- Fiberglass Front Door with Insulated Glass Sidelites
- 30-year Fiberglass/Asphalt Dimensional Shingles
- Public Sewer and Water
- Front and Rear Hose Bibs; Front and Rear Weatherproof Electrical Outlets
- Decorative Wood Exterior Trim
- Professional Landscape Package and Hydro-seeded Lawn
- Walk-out Basements

**INTERIOR FEATURES:**

- High 1<sup>st</sup> Floor Ceilings (9'-0"); Basement & 2<sup>nd</sup> Floor Ceilings (8'-0")
- Family Room Direct Vent Gas Prefabricated Fireplace
- Media Package: 4 Multi Media Outlets and 2 additional Telephone Outlets (CAT-5)
- 200 amp Electrical Service w/ Smoke Detectors on Each Floor and Each Bedroom
- Full Unfinished Basement with Rough-In Plumbing for Future Basement Bath
- Two Car Garage with Finished Drywall Interior Walls (painted)
- Traditional Oak Main Stair with Stained Oak Handrail and Carpeted Rear Stairs
- Hand Finished Hardwood Flooring in Foyer, Living Room, Dining Room, Den/Study, Kitchen/Breakfast Room and Powder Room
- Six-panel Interior Doors
- Wall to Wall Carpeting in Family Room, Rear Stairs (if applicable), and Throughout 2<sup>nd</sup> Floor Bedrooms and Hallway
- Upgrade Carpet and Upgrade Carpet Pad (Opt. 1 Carpet & ½" Carpet Pad)

**TRIM FEATURES:**

- Upgrade 5-½" Base & 3-½" Casing throughout
- Two Piece Crown Molding in Foyer, Living Room, Dining Room & 2<sup>nd</sup> Floor Hall
- Two Piece Chair Rail in Foyer and Dining Room

**BATHROOM FEATURES:**

- Traditional Maple Wood Vanity Cabinets with Cultured Marble Tops in Secondary Bathrooms
- Traditional Pedestal Sink in Powder Room with Moen Brantford Chrome Finish Faucet
- Ceramic Tile Floors and Shower Surrounds in Baths
- Elongated Watersaver Toilets with Chrome Fixtures
- Moen Brantford Chrome Finish Faucets in All Bathrooms
- Level A Granite Countertops, Jacuzzi or Kohler Soaking Bath Tub & Glass Shower Door in Master Bathroom

**KITCHEN FEATURES:**

- Traditional Maple Wood 42" Cabinets
- Granite Countertops – Level B
- G.E. Downdraft Gas Cooktop
- G.E. Self Cleaning 30" Wall Oven with separate Built-in Microwave
- G.E. Potscrubber Dishwasher
- G.E. 25 c.f. Refrigerator w/ Icemaker
- Stainless Steel Double Bowl Kitchen Sink w/ Moen Designer Pullout Sprayer Faucet
- Sheet Vinyl Flooring in the Laundry Rooms
- Designer and Recessed Lighting

**ENERGY SAVING FEATURES:**

- Vinyl Double Hung Tilt Insulated Glass Windows with grilles between the glass
- Insulated Full View Glass Metal Terrace Door
- Airguard Wall Treatment
- R-15 Exterior Wall and R-11 Basement Wall Insulation
- R-38 Attic Insulation
- Two Zone Heating (Gas & Heat Pump) and Electric Cooling (AC) System
- 75 Gallon Gas Water Heater

**BUILDER'S TEN YEAR WARRANTY PROGRAM**

*\*Lots are part of the Mount Vernon Park Property Owner's Association (POA)*