

The Villas at Brompton... Standard Benefits:



QUALITY NAME BRANDS YOU CAN COUNT ON:

- KOHLER faucets with shut off valves, including kitchen spray hose
- MANSFIELD white sinks and plumbing fixtures
- STERLING by KOHLER white tub & shower enclosures, with exhaust fans in all baths
- DULUX premium paint - easy to maintain - choice of one color throughout
- ★ WHIRLPOOL appliances including white on white Energy Star® rated dishwasher, 1/2 HP disposal, and microwave/hood vent combo vented to the exterior
- ARMSTRONG “Initiator” vinyl flooring in foyer, kitchen, baths and laundry - 5 year warranty, easy care, no-wax available in many designs for your personal touch
- ★ MW CLASSIC vinyl Low “E” windows for years of dependable service, including prairie style grille in airspace inserts
- HOMECREST FULTON or equal cabinets in oak, optimizing space efficiency in your kitchen and bathrooms, complete with crown moldings in kitchen and selection of standard door hardware
- LENNOX Elite 92% efficient furnace for years of energy savings
- ★ DEXTER BY SCHLAGE polished brass interior door hardware, with Schlage Plymouth front door entry set
- WAYNE DALTON insulated 16’ garage door with glass panel and weather stripping
- JELD-WEN 36” insulated 6-panel front door with sidelights (per plan), and insulated rear door with half glass to include prairie style grille in airspace
- FORMICA laminated countertops in kitchen and baths available in a variety of colors and styles for your personal selections
- SCHULTE white wire closet and pantry shelving
- ★ NUTONE super quiet fan / light with timer in master bath for optimum ventilation

★ = ENERGY STAR® FEATURES

ENDURING QUALITY CONSTRUCTION:

- Quality framing: engineered floor joists on the first floor, kiln dried 2 x 4 hem fir, 16” on center, interior and exterior walls
- 3/4” engineered tongue & groove sub floor with a 25 year warranty for solid footing
- Floors are “nailed, glued and screwed” to ensure quiet
- 36” Ice backup protection roll, controls the effects of “ice damming”
- Poured concrete 8’0 foundation walls in a full basement, protected with Delta MS waterproofing, offering tremendous storage
- 30-Year dimensional roof shingles in standard weatherwood color
- Headers over doors, windows and structural archways for solid support and quality construction
- Cased arches per plan adding elegance and durability
- Concrete driveway providing lasting enjoyment
- 7/16” oriented strand board roof sheathing and all exterior walls
- Garage completely dry-walled and one coat tape, fire rated walls per plan

SAFETY AND SECURITY:

- Triple 24 Buyer Protection Program - “Offers a 24-hour service hotline...with response within 24 hours...for peace of mind 24 hours a day
- Two vented glass block basement windows for added security with an attractive look
- Security system - based on acceptance of two year monitoring agreement
- Hardwired smoke / CO detectors with battery back-up per code for your family’s safety
- Deadbolt for added security on front door and rear patio door
- Two interior garage lights for a well lit garage, plus all basement lights on switches
- Pre-wired for ceiling lights in all bedrooms

“It’s What Happens When a Home Builder Thinks Like a Home Buyer!”

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★ **LOW MAINTENANCE AND OPTIMUM EFFICIENCY:**

- ★ ■ MW CLASSIC Vinyl Low "E" windows with screens, including prairie style grille in airspace inserts, shutters and maintenance free trim per elevation
- TYVEK weather barrier home wrap for added energy savings
- Maintenance free vinyl siding with a choice of standard colors
- Maintenance free vinyl soffits
- Maintenance free aluminum fascias, gutters and downspouts
- Maintenance free enamel metal edging on eaves
- ★ ■ Digital set back thermostat for added savings on your heating bill
- ★ ■ Insulation per Energy Star® approved code with a 6 mil poly vapor barrier to enhance efficiency
- Choice of 220 electric or gas service for your dryer and range
- ★ ■ Sealed duct work to reduce air leakage and improve comfort

★ **CONVENIENT PROFESSIONAL SERVICES:**

- Home Buyers Guide - A systematic, organized binder detailing the complete construction of your new Essex home
- A-Z Closing Kit containing warranty information and instruction booklets for components of your new home...prepared just for you
- Personal construction consultation for customizing your new Villa
- Professional assistance for making interior and exterior selections, with a full-time customer coordinator for a comfortable experience through our selection center
- Highly trained, professional staff to assist you throughout the entire building process, assuring you of an efficient and pleasant building experience
- Professional mortgage assistance - answering your financial questions with no obligation
- Market analysis of current home - Essex will refer market experts for a free consultation regarding your existing home
- Our exclusive "Peace of Mind" program; upon acceptance, new home construction commences as your existing home is marketed
- ★ ■ Independent Energy Star® inspection/certification, ensuring energy savings, greater comfort and enhancing resale value

ADDED BENEFITS FOR TODAY'S LIFESTYLES:

- 8'0 ceilings first and second floors
- 6-Panel masonite doors painted white throughout
- MDF white painted base and casing trim package adding to the beauty of your home
- 50 gallon Energy Star® rated hot water tank to accommodate your family's needs
- Temperature surge valve - all shower units for water temperature control you can trust
- Heating system set-up with cold air returns for A/C - providing financial savings on a future air conditioning installation
- Attractive lighting packages per plan
- Two "Category 5E" outlets for today's voice and data technology needs
- Two phone outlets pre-wired for up to four lines
- Two exterior frost-free water outlets for your convenience
- Two exterior GFI electrical outlets for your safety and convenience, with switch for front GFI
- Pre-wired for garage door opener for your convenience
- 150 amp electrical service to handle needs into the future
- SHULTE white wire shelf in laundry room for convenient storage of laundry supplies, etc.
- High grade plush carpet with 4 pound bonded pad throughout and choice of Berber carpet with felt pad in family room for lasting quality
- Sprayed ceilings throughout
- Lot graded, top soiled, raked and seeded
- Landscaping package includes shrubs
- Home completely cleaned before closing



**ENERGY STAR
HOMES**

New York ENERGY STAR®
Labeled Homes use less
energy, save money, and help
protect the environment.



Note: All Essex standards and features are subject to change, without notice, prior to executed customer contract.