

EXTERIOR OPTIONS

Additional course of block.....	\$2,800
Additional hose bibs.....	\$450
Deck per square foot.....	\$18.00
Upgraded brick, stone, siding, windows.....	Priced per order

AVAILABLE OPTIONAL SYSTEMS

Electronic air cleaner.....	\$1,800
Ducted range hood where available.....	\$695
Four additional cable or phone jacks.....	\$240
Humidifier.....	\$1,250
Attic exhaust fan.....	\$750
Central Vac.....	Priced Per House
75 Gallon hot water heater.....	\$1,200
Garage opener.....	\$650
Garbage disposal.....	\$450
Additional recessed lights.....	\$100 each

AVAILABLE INTERIOR OPTIONS

Solid oak stairs.....	\$2,500
5 ft. of cabinets in Laundry room (white).....	\$600
Interior French doors.....	\$950
Exterior French doors.....	\$2,600
Pocket doors.....	\$950
Mud sink in Laundry room.....	\$630
Raised fireplace hearth.....	\$800
Stone or brick Fireplace surrounds... ..	Priced per order
Natural oak strip flooring Per square foot.....	\$8.00
Stain for above, additional Per square foot.....	\$1.80
Other flooring options.....	priced per order
Tub Enclosures: Chrome.....	\$595
Brass.....	\$695
Kitchen cabinet upgrades.....	Priced per order

CHARLESTON WOODS, MARLBORO

Special Features

1+ acre lots
Full basement with masonry block wall foundation
Insulated vinyl windows with grilles
Two car garage
Gas fireplace with mantle surround in all family rooms
9 foot ceilings throughout main level
Sumptuous master bath with Jacuzzi tub
Two story entry foyer
Custom crafted kitchen cabinets
Volume ceiling in Master Bedroom
Walk in closets in all master suites
Brick front elevations
Central heating and air conditioning
Maintenance free exterior aluminum wrap
Fiberglass double front entry doors
Maintenance free garage doors

Kitchens

Abundant cabinets and counter space
Self cleaning gas range
Overhead microwave/ hood
Island with overhang for seating
Stainless steel sink with Moen single lever faucet and pull out spray
Granite counter tops with 4" backsplashes
Dinette area
Oak floors throughout kitchen

Baths

2 1/2 baths
Ceramic tiled whirlpool tub and separate glass shower
in all master baths
Custom crafted vanities with twin sinks and full width vanity mirrors

Electrical

200 amp electrical service
Hardwire smoke detectors with battery backup on each level and
each bedroom
Ground fault interrupters
Pre-wiring for telephone and cable
Underground electric lines
Front and rear exterior ground fault outlets

In Your Home

Oak floors throughout first floor
Plush wall to wall carpeting upstairs
Stainless steel kitchen appliances
Oak treads on stairs
Solid oak hand rails
Colonial raised panel interior doors
Ceramic tiled bathrooms
Insulated vinyl windows and patio doors with grilles
3 1/4" Casing and 5 1/4" Base trim
Ventilated vinyl coated shelving in all closets
HVAC heating and air conditioning

Outside Your Home

Custom designed exterior elevation
Brick front exterior
Vinyl siding
Insulated vinyl windows with grilles
Self sealing 25 year roof shingles
Roof venting for natural cooling in summer and reduced
condensation in winter
Front and rear frost free or internally shut off hose bibs
Concrete sidewalks and service walks
Treated decks in rear of house
Paved driveways
Front and rear ground fault electric outlets
Maintenance free exterior aluminum wrap

Community Amenities

Cul-de-sac
Underground electric, telephone and cable lines
Overhead street lights
City water
Natural gas for cooking and heating

Energy Wise Features

High efficiency gas fired HVAC heating system
50 gallon quick recovery gas fired hot water heater
Insulated vinyl window and patio doors with grilles
Insulated basement walls
R-15 exterior wall insulation
R-38 attic-ceiling insulation

Plumbing

City Sewer and Water
Anti scald Moen faucets
Quick recovery gas fired hot water heater
Front and rear frost free, internally shut off
hose bibs
Glass enclosed shower
Water line for ice maker

Available Options

Stone or brick fireplace surrounds
Additional Recessed lighting
Ducted Range Hood
Alternate flooring selections including
tile and oak floors
Additional kitchen cabinet and vanity choices
Attic fans
Whole house electronic air cleaners
Humidification systems
Central vacuum systems
French doors
Interior trim custom packages
Laundry tub in laundry room
Hot water baseboard heat
Many other customizing options

Warranty

10 year state approved home warranty plan

Exclusion

Materials of comparable quality may be
substituted from the specified depending upon
supply and availability. Features list is subject
to errors and omissions and changes without
notice.

CHARLESTON WOODS AT MARLBORO

Savannah	3140 sq ft	A \$779,000 B \$789,000
Georgian	3750 sq ft	A \$889,000 B \$899,000 C \$895,000
	Extra bathroom 1 st floor \$18,000 Extra bathroom 2 nd floor \$15,000	
Lexington	4200 sq ft	A \$1,039,000 B \$1,033,000
Richmond	4200 sq ft	A \$1,069,000 B \$1,079,000