

FOUNDERS ROW

Architectural and Design Excellence

Custom designed brick archway framing front entry
Bluestone finished entry steps with painted wrought iron railing
Private entry includes covered porch with bead and board ceiling
Designer entry door system with transom windows in coordinating walnut color
Side yard with pergola accented walkway
Private bluestone patio
Elegantly landscaped front and rear yards
2 or 3-car garage, per homesite
Lift-Ready system option with 2-car garages to accommodate a third car
English basement with 9-foot ceiling, utility room, and roughed-in bath

Quality Construction Combined with Energy Efficient Features

Full masonry and wood frame construction system
Brick and fiber cement siding exteriors
Decorative soldier course headings above windows and doors
Attic louver window vents
Copper soffit, fascia, gutters and downspouts
Architectural shingle-style roof with ice and water shield protection
Energy efficient housewrap keeps moisture away from your home
Fire safety, 2 hour-rated separation wall construction between units
R-13 rated exterior wall insulation and R-38 rated attic ceiling insulation
Kolbe and Kolbe Thermopane wood/aluminum clad low-E windows
Decorative whole house window grids
High efficiency, fast recovery 75 gallon water heater
High efficiency, forced air, two zoned HVAC system
200 AMP electrical service with conveniently located circuit-breaker
Steel insulated garage door with transom windows and garage door opener with remote
Internet, cable television, satellite and telephone ready
Motion detected security system at entries
Entry intercom system
Fully sprinklered units

LUXURY FEATURES AND AMENITIES OF THE ROW HOMES AT FOUNDERS ROW

Classic Single-Family and Semi-Custom Style Touches

9-foot ceilings throughout all living levels
Formal staircase with oak treads and railings with volute design styles
Painted balustrades and stringers
Pine basement staircase
Built-In gas log fireplace
Hardwood flooring included throughout main level
Powder room with pedestal sink and choice of ceramic tile or hardwood flooring
Second-floor laundry with washer, dryer and cabinetry
Painted millwork package with 5-1/4 inch wood baseboard and trim
Solid core 4-paneled Masonite®, interior doors
Designer nickel plated hardware by Schlage®
Recessed and designer selected lighting throughout
First floor mud-room
Skylights in family room, per plan
Optional finished third floor bonus space, per plan

Low Monthly Assessments

Maintenance of common areas, exterior green space, walkways and driveways
Landscaping and snow removal
Liability and casualty insurance on common property

FOUNDERS ROW

Gourmet Kitchens Fit for the Finest Chef

Center Island in kitchen

Separate breakfast bar

Walk in Pantry

Butler's pantry with cabinetry and choice of granite or Corian® countertop, per plan

Designer-selected cabinetry in a variety of styles and finishes

Granite or Corian® countertops in choice of select colors and species

Ceramic tile backsplash

Double bowl undermount stainless steel sink

Single-lever faucet with side-sprayer

½ Horsepower continuous feed disposer

GE Profile® Stainless Steel appliance package includes:

- Self cleaning 30" gas double oven range with convection upper oven, 1.0 Cu Ft. lower oven, center oval burner and non-stick griddle
- 25 Cu Ft. side by side counter-depth design refrigerator, integrated dispenser with Ultra Flow 100, Turbo Cool setting, integrated ice system.
- Built-in Energy Star® dishwasher with maximum capacity, adjustable nylon racking and StemSafe® shelves
- Spacemaker microwave oven with CircuWave® cooking system, sensor cooking control and full width hidden vent

Luxuriously Appointed Master Suite

High-grade plush carpeting in a large variety of styles and colors

Dual walk-in closets with shelving

Optional full expansive master bedroom in lieu of separate sitting area, per plan

Ultra luxury master baths include:

- Separate walk-in shower with clear glass shower door
- Soaking Tubs with optional whirlpool jets
- Private water closet
- 12" x 12" Ceramic tile flooring
- Ceramic tile tub and shower surround
- Granite or Corian® vanity countertops in choice of select colors and species
- Double bowl vanity with white porcelain undermount sink
- Designer selected Moen® plumbing fixtures
- Full-size mirrored wall surface above vanity
- Designer selected lighting above vanity

Secondary Bedrooms and Baths

Large wardrobe closets

Hallway linen closet

Baths accommodate tub and shower combination and include:

- 12" x 12" Ceramic tile flooring
- Ceramic tile tub and shower surround
- Corian® vanity countertops in choice of select colors
- White porcelain undermount vanity sink
- Designer selected Moen® plumbing fixtures
- Full-size mirrored wall surface above vanity
- Designer selected lighting above vanity