

NEW CONSTRUCTION HOMES

UNIQUE STANDARD FEATURES FOR ALL MODELS

DESIGN INTERIORS

- Dramatic 9' First Floor ceiling height
- Impressive two story reception foyer with elegant [Hardwood floors](#)
- Master bath, hall bath, and powder room
- Luxurious wall to wall [Carpeting](#) in a choice of colors
- Handsome oak stained stair rail and newel posts with white painted balusters
- Vinyl coated wire closet shelving
- Classic six panel doors throughout the home
- Colonial trim throughout

KITCHEN FEATURES

- Quality raised panel kitchen cabinets in a variety of finishes, [JSI](#), [CNC](#), Eagle, or [Cubitac](#) cabinetry with all wood construction, dovetail drawers, soft close hardware.
- 42" kitchen cabinets with crown molding
- Easy care vinyl flooring
- Stainless steel sink with faucet
- [Formica](#) countertops in a wide range of colors
- Breakfast area in every kitchen
- Gourmet range with self cleaning oven
- Dishwasher, and microwave

UTILITIES

- Structured wire system including 3 well placed cable connections and telephone connections
- 200 amp electrical service
- 90%+ energy efficient gas heat furnace, 13 seer central air conditioning,
- Sheet metal duct work
- 40 gallon electric hot water heater

WELL APPOINTED EXTERIORS

- Covered front porch (selected models)
- Maintenance free [Vinyl siding](#)
- Seamless K gutters and down spouts
- [Thermatrue](#) Front door with sidelights or window
- CertainTeed Lifetime architectural fiberglass [Roof shingles](#)
- Solid vinyl insulated tilt sash Jeld-Wen [Windows](#) with screens and grills
- Final rake and seed of lawns
- 2 Weatherproof outdoor electrical outlets

- 2 Convenient garden hose connections
- Superior asphalt driveway (selected areas 800 sq ft)
- Public sewer and water (if available)
- Underground utilities (up to 45 ft)
- Poured concrete walkways

QUALITY CONSTRUCTION

- Monolithically poured concrete basement walls
- Under slab drainage system with perimeter pipe in basement with Sub Pump
- [Advantech](#) Subflooring with [I-Joist](#) floor joist
- Radon venting
- Convenient 2 car [Garage](#)
- Insulated front door with sidelights or window
- R-21 exterior 2x6 walls and R-38 ceiling [Insulation](#)
- All windows and doors are carefully caulked and fully insulated
- Electronic smoke detectors on all levels
- Security system wiring with service contract

SPACIOUS BATHS

- Exceptional first floor powder room
- Quality [JSI](#) or [CNC](#) vanities with Granite vanity tops
- Exceptional hall bath with low maintenance tub /shower unit
- Easy care vinyl flooring in the powder room
- Single lever washer-less [Faucets](#)
- Luxurious master bath with tub and separate shower
- Vinyl floors in hall bath and master bath in a range of colors
- Full width vanity mirror in hall and main baths



In the interest of continuous improvements and to meet changing conditions, The Portland group LLC. Reserves the right to modify maps, floor plans, exteriors, specifications, feature and product types without notice or obligation.