

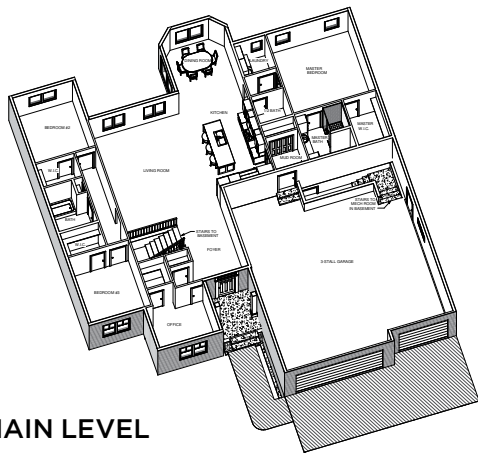


YOUR Dream OUR Reality...Welcome Home!

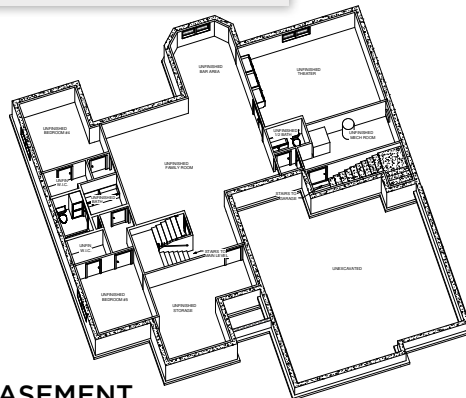


### The Harrington Standard Features Include:

- Total of 3,870 sq ft
- 1,898 sq ft finished on main floor
- 3 bedrooms
- 2 1/2 bathrooms
- Custom designed cabinets
- Custom tile shower in Master bath
- 9' Ceilings
- Beveled edge wall corners
- Central air
- 3 Car garage
- Spacious open design
- Open stairway
- Panel doors



MAIN LEVEL



BASEMENT

Get Started Today!  
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## The Harrington

### STANDARD INTERIOR FEATURES:

- 9' Ceilings on the main level
- 3 Main floor bedrooms
- Knockdown ceiling texture
- Orange peel wall texture
- Recessed lighting package (5 cans)
- Cat 5 & Cable TV wiring
- Brushed nickel plumbing fixtures
- Garbage disposal
- Beveled edge wall corners
- Schlage brushed nickel Georgian locksets
- 5' fiberglass tub/shower in main floor bath
- Central air
- 92% efficient Gas forced air furnace
- Integrated humidity control system
- Automatic sewer backup valve
- R19 Insulation on exterior walls
- R50 attic insulation
- Spray foam sealing & insulation on exterior rim of entire house
- 85 gallon electric water heater
- Fireplace with mantel

### STANDARD EXTERIOR FEATURES:

- 3 Car garage
- Laminated shingles
- 8' Insulated garage door
- Vinyl casement windows
- Vinyl siding
- Concrete front steps
- Pillars
- Exterior concrete is 4000 psi
- Garage ceiling is sheet rocked
- Seamless gutters
- 1 garage door opener
- Service door in garage with 4x4 entry slab
- Metal soffit and fascia
- Yard to rough grade
- 2 panel steel front door
- Covered front porch
- Lower level egress windows
- Double front door sidelights
- Stairway access from garage to lower level

### CABINET FEATURES:

- Cabinet features:
- Custom designed cabinets
- Stagger height kitchen cabinets
- Kitchen island
- Built in linen in master bathroom
- 4 1/4" Mission baseboard
- 3 1/4" Mission Casing
- Paneled doors
- Glass patio door
- Wood extension jambs
- Double sinks in master bath

### LOWER LEVEL:

- Lower level family room, 2 bedrooms, bath and utility room are framed ready for future expansion

### STANDARD ALLOWANCES

- Lighting allowance of \$1,000
- Flooring allowance of \$9,500



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\*Items subject to change without notice