



Kensington Series

≈ 2557 s.f.



All information is deemed reliable but not guaranteed and is subject to change without notice.

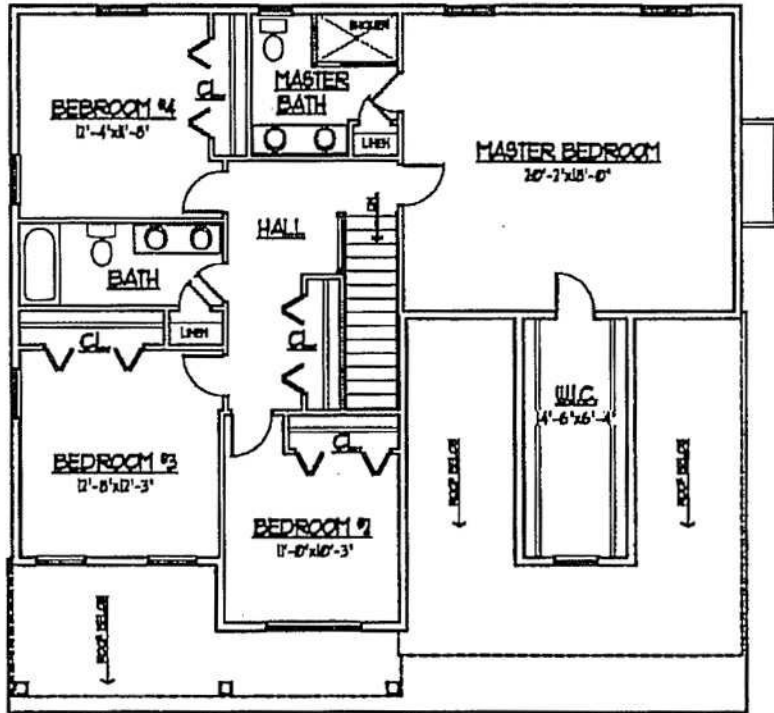


JOHN GARIS HOMES, INC.

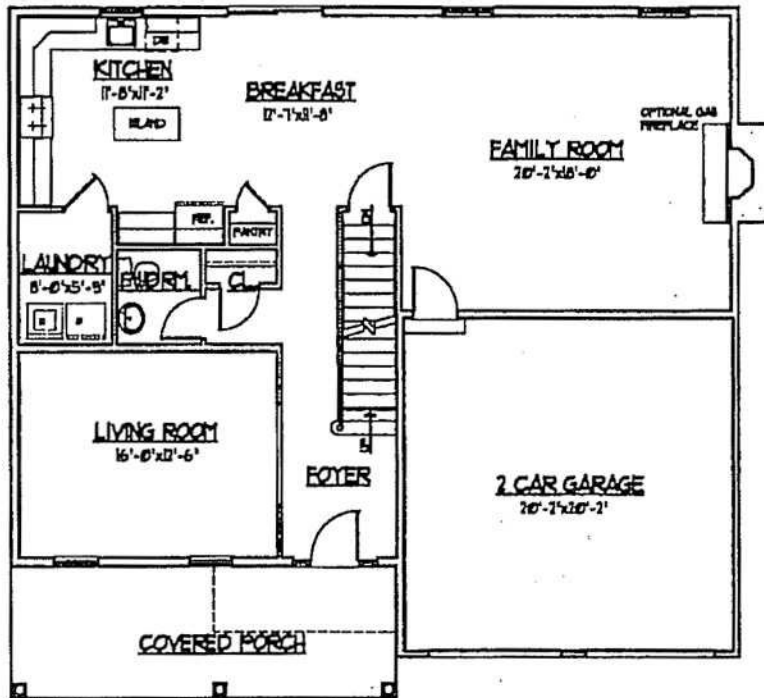
527 Main St, Harleysville, PA
215-256-5950



Kensington Series



SECOND FLOOR PLAN



FIRST FLOOR PLAN

2,557 TOTAL SQUARE FEET

Floor plan dimensions are approximate and subject to field variation. All information is deemed reliable but not guaranteed and is subject to change.



JOHN GARIS HOMES, INC.

527 Main St, Harleysville, PA

215-256-5950



STANDARD FEATURES

CONSTRUCTION & ENERGY SAVING FEATURES

9' First floor ceiling height
2 x 6 Exterior house walls
House wrap
92 Propane gas heating system w/ central air
Insulated tilt-in vinyl single-hung Low-E windows
(w/ screens & grids for all windows)
Insulated triple layer garage doors with superior energy efficiency
Insulated fiberglass exterior door systems
Insulation: R-38 Blown attic insulation *(as applicable)*
R-19 Walls
R-11 Basement ceiling
R-30 Vaulted ceilings *(as applicable)*
R-13 Garage walls
R-30 Garage ceiling *(when living space above)*
Quick recovery 48 gallon power vented gas hot water heater
Convenient washer & dryer (electric/plumbing) hook-ups
200 amp electrical service
3/4" tongue & groove subflooring *(glued & nailed)*
Poured concrete foundation walls
Steel I beam
Full Basement
Water proofing below grade
Hardwired smoke detectors with battery back-up
Sump pump or natural drain *(as applicable)*
4" perforated pipe around entire inside perimeter of basement footing

EXTERIOR APPOINTMENTS

Buyer's choice of color combinations
30 yr. Certaineed dimensional roof shingles
*Certaineed Carolina Beaded™ vinyl siding
*Certaineed Cedar Impressions® Shake siding
Vinyl/aluminum cornice/cantilever
Aluminum seamless gutters
*Raised panel window shutters
2 Frost-free hose bib hook-ups
2 GFI electrical receptacles
Blacktop driveway
Concrete entry walk
Graded & seeded lot
Underground utilities *(electric/telephone/cable)*
Public Water & Sewer
Street trees *(as per site plan)*

INTERIOR APPOINTMENTS

Oak stained railing on open stairs with white spindles
Oak hardwood flooring in Foyer
Wall-to-wall carpeting throughout in an array of colors
6 Panel doors with colonial trim & baseboard *(all painted)*
Decorative 2-pc. crown molding in Living room
Ventilated closet shelving
3 Pre-wired telephone outlets *(per Buyer's location)*
3 Pre-wired cable TV outlets *(per Buyer's location)*
Front door chimes
Light fixture package
Outlet for garage door opener in each bay
Garage walls - insulated & drywalled

KITCHEN FEATURES

Aristokraft® cabinetry *(select oak/birch/maple)* in many finishes
42" high wall cabinets for added storage
No-wax vinyl flooring in a wide range of patterns
Laminate counter-tops with 4" backsplash in a wide selection of colors
GE microwave/vent above range
GE self-clean electric range
GE Energy Star Qualified dishwasher
Single-bowl stainless steel sink
Delta *(or equal)* single-handle chrome faucet w/ spray
InSinkerator Garbage disposal

BATHROOM FEATURES

Aristokraft® vanities *(select oak/birch/maple)* in many finishes
Cultured marble vanity tops with integrated bowls
No-wax vinyl flooring in a wide range of patterns
Delta *(or equal)* single-handle chrome faucets throughout
Water saving toilets
Mirrors above all vanities
Fan/light combination in all bathrooms
*Fiberglass tub/shower units
*Fiberglass soaking tub with tile tub deck in Master bath
*Fiberglass shower with sliding door in Master bath
Pedestal sink in Powder room

() As per plan*

All information is deemed reliable but not guaranteed and is subject to change without notice.



JOHN GARIS HOMES, INC.

527 Main St, Harleysville, PA
215-256-5950