



Richland Series

≈ 2831 s.f.



\$442,900.00

RICHLAND



\$447,900.00

FEDERAL



\$449,600.00

EARLY AMERICAN

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

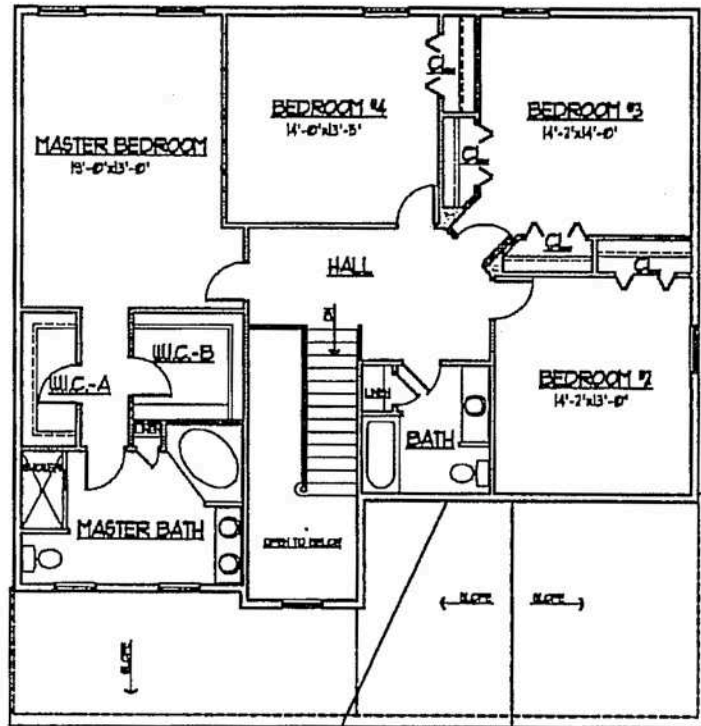


JOHN GARIS HOMES, INC.

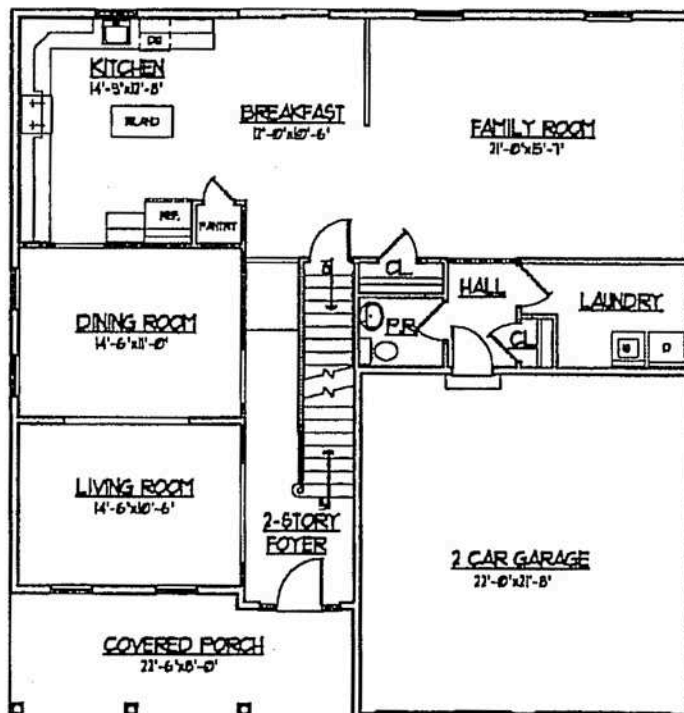
527 Main St, Harleysville, PA

215-256-5950

Richland Series



SECOND FLOOR PLAN



FIRST FLOOR PLAN

2,831 TOTAL SQUARE FEET

Floor plan dimensions are approximate and subject to field variations.
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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*

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