



# WINDSOR/AUGHTRY COMPANY

Real Estate Development, Investment and Brokerage.

## CEDAR ROCK VILLAGE STANDARD FEATURES

### Features That Guarantee Your Satisfaction

- Deeded restrictions and covenants
- Pre-start orientation
- Pre-drywall orientation
- Pre-occupancy orientation of your home
- Builder's one-year warranty
- Homeowner Maintenance and Warranty Book

### Standard Interior Features

- Hardwood flooring in foyer
- 3 Pre-wires for cable television
- 3 Pre-wires for telephone
- Pre-wire and brace for ceiling fan and light in great room and all bedrooms (fans not included)
- Raised six-panel interior doors
- Colonial wood trim casings around all interior doors and windows
- Cathedral / vaulted ceilings (per plan)
- Levered door handles
- Choice of several brand-name stain resistant carpets with 5-year warranty
- Soft Shell walls with Extra White trim
- Smooth ceilings
- Washer/Dryer hook-up
- Ventilated closet shelving
- Smoke detectors
- Disappearing staircase to attic (per plan)
- Chair rail in dining room
- Crown molding in foyer and dining room
- Handrail and pickets on staircase and second floor open areas

### Standard Kitchen & Bath Features

- Appliances including:
  - Self-cleaning smooth-top range
  - Over the range microwave
  - Multi-cycle dishwasher
  - 1/2 horsepower disposal
- Ice maker hook-up
- Double 8" deep stainless steel kitchen sink with spray arm

- Low maintenance fiberglass tub/shower combo in hall baths
- Garden tubs and separate shower with cultured marble surround in master bath (per plan)
- Cultured marble vanity tops in baths
- Full vanity mirror in baths
- Pedestal sink in half bath (per plan)
- Elongated toilets
- Selection of several brand-name vinyls for kitchen & baths
- Exhaust fans in bathrooms

### Energy Saving Features

- Gas Heat and hot water heater
- Central air conditioning
- Double paned windows
- Insulated fiberglass front door
- Insulated steel door between house and garage

### Exterior Features

- Engineered pre-constructed roof trusses
- 30-year architectural roof shingles
- Termite treatment
- Maintenance-free vinyl windows (with screens) with bottom sash that tilts for easy cleaning
- Premium vinyl siding, with metal fascia and soffits
- Aluminum gutters with downspouts piped 5' from house
- Choice of exterior vinyl colors
- Raised panel single garage door with automatic opener (includes 2 remotes)
- Garage interior walls painted
- Concrete driveways, walkways and 10' x 10' pad
- Landscaping includes sod in entire yard (usable space) with 1 tree and evergreen shrubs at front of house
- Underground utilities
- Decorative mailbox
- Exterior faucets and weatherproof outlets
- House number and kick-plate on entrance door.

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