



STANDARD FEATURES

ENERGY EFFICIENT HOME

- MAINTENANCE FREE LIVING
(LAWN MOWING / SCHRUB AND SNOW REMOVAL)
- PUBLIC WATER, SEWER AND NATURAL GAS
- 4 MODELS (PLANS) TO CHOOSE FROM:
 - 2 AND 3 BDRM (DEN) / 2 FULL BATHS / 2 CAR GARAGE
 - OPEN FLOOR PLANS / VAULTED CEILINGS / 9' FIRST FLOOR WALLS
 - FRONT PORCHES ALL MODELS / 2 X 6 EXTERIOR WALLS
 - STONE AND SHAKE EXTERIOR ACCENTS
 - LOW MAINTENANCE VYNL SIDING AND TRIM
 - 30 YEAR ARCHITECTURAL ROOF SHINGLES
 - 12' X 17' DECK WITH COMPOSITE DECKING AND WHITE VYNL RAILING SYSTEM
- EXTERIOR GROUNDS:
 - HYDROSEEDED LAWNS WITH STANDARD SCHRUBS AND MULCH
 - IN LAWN SPRINKLER SYSTEM TO COVER FRONT LAWN AND SIDES ONLY
 - CONCRETE WALKWAY FROM DRIVEWAY TO FRONT DOOR
 - PAVED DRIVEWAY
- ENERGY EFFICIENCY:
 - ENERGY STAR RATED WINDOWS, DOORS, FURNACE, HOT WATER HEATER, FURNACE, (CENTRAL AIR CONDITION) CONDENSING UNIT, LIGHT FIXTURES.
 - UPGRADED INSULATION WITH CAULKING PACKAGE
 - WHOLE HOUSE HUMIDIFER
 - UPGRADED AIR FILTER
 - BLOWER DOOR AND DUCT WORK TEST FOR AIR LEAKAGE
- CABINETS:
 - MAPLE STAINED OR PAINTED- RAISED PANEL / SHAKER STYLE DOOR
 - CROWN MOLDING
 - DOUBLE TRASH BIN
 - BUILT IN REFRIGERATOR SIDE PANELS
 - SOFT CLOSE DOOR AND DRAWERS
 - STAIN OR PAINTED FINISH INCLUDED
- COUNTER TOPS FOR KITCHEN AND BATHROOMS - GRANITE WITH STANDARD EDGE AND 4" BACKSPLASH - BATHROOMS WITH CHOICE OF OVAL OR SQUARE BOWL
- APPLIANCES - STAINLESS STEEL PACKAGE TO INCLUDE GAS RANGE, REFRIGERATOR, DISHWASHER, DISOSAL , VENTED MICROWAVE OR \$ 3,000.00 ALLOWANCE FOR CUSTOMERS CHOICE.



- FLOORING:
 - WOOD FLOORING LOCATED IN DEN, FOYER, LIVING ROOM, KITCHEN, DINETTE AND LAUNDRY
 - TILE - LOCATED ON BATHROOM FLOORS AND ON SHOWER WALLS OF MASTER BATH TO THE CEILING.
 - CARPET - MASTER BEDROOM AND SECONDARY BEDROOM

- PLUMBING:
 - UNDERMOUNT SINKS (DOUBLE OR SINGLE)
 - DESIGNER FAUCETS
 - SLIDING SEMI FRAMELESS SHOWER DOOR IN MASTER BATH
 - TOWEL BARS AND TOILET PAPER HOLDERS IN ALL BATHS
 - GAS (NATURAL) FIRED HOT WATER HEATER
 - COMFORT HEIGHT TOILETS
 - SOFT CLOSE TOILET SEATS

- ELECTRICAL:
 - 200 AMP ELECTRICAL SERVICE
 - \$1,000.00 LIGHT FIXTURE ALLOWANCE
 - 8 RECESS LIGHTS WITH LED BULBS
 - TWO USB PLUGS
 - ONE DATA (INTERNET LINE) / 2- TV OUTLETS / 1- PHONE OUTLET
 - ONE SPOT LIGHT LOCATION (FIXTURE SUPPLIED BY CUSTOMER)

- WARRANTY:
 - ONE YEAR WARRANTY WITH 3- YEAR LIMITED WARRANTY INCLUDING ALL MANUFACTURER WARRANTIES.

MANNARINO BUILDERS, INC.

“WE BUILT OUR REPUTATION”

FOR MORE INFORMATION PLEASE CONTACT US AT:

www.mannarinobuilders.com

or

[Pat Wheway from Coldwell Banker](#)

[413-478-1166](tel:413-478-1166)

patwheway@gmail.com