

# 221 Lansdowne Avenue – Standard Features

## The Ormewood Hybrid

### Interior Details

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4 Bedrooms & 3.5 Baths  
Office/Guest Bedroom on Main  
Finished Daylight Basement  
Sunroom in Master Suite with Window Screens  
Kitchen Overlooks Family Room and Breakfast Room  
Built-In Bookcases  
Bay Window in Master Suite  
9' Smooth Ceilings  
Recessed Lighting  
2 Large Walk-In Closets in Master  
Closet-Maid Shelving in Closets and Pantry  
5 Panel Smooth Finish Doors  
Door Hardware – Pewter Finish  
Classic Crown Molding  
8" Baseboard and 4" Door and Window Trim  
Wrought Iron Balusters with Oak Handrails on Staircase  
Real Glass Block Windows

### Kitchen

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Maple Cabinets  
Granite Countertops  
Tile Backsplash  
Large Island with Breakfast Bar  
Stainless Steel Range, Hood, and Microwave  
Energy Star Dishwasher  
Stainless Double Bowl Sink with One Touch Spray Faucet  
Separate Pantry  
Garbage Disposal  
Ice Maker Connection

### Baths

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#### MASTER BATH

Maple Cabinets  
Double Vanity with Granite Countertops  
Oversize Shower with Dual Shower Heads  
Coffee Bar (or Use it for Linen Storage) w/ Granite Countertops  
Toilet Room  
Jetted Tub

Ceramic Tile Tub and Shower Surrounds

#### EN-SUITE BATH, BASEMENT BATH, POWDER ROOM

Granite Countertops in En-Suite and Basement Baths  
Maple Cabinets in En-Suite and Basement Baths  
Ceramic Tile Tub and Shower Surrounds  
Pedestal Sink in Powder Room

### Flooring

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¾" Red Oak (Site Finished): Main, Master Suite, and Hallways  
Staircases – Red Oak Stair Treads  
45 Oz. Carpet in Secondary Bedrooms  
Tile in All Baths and Laundry Room

### Exterior Details

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2 Car Attached Garage  
Covered Front Porch  
Screened Back Deck with Stairs to Landscaped Yard  
Wired For Fan on Screened Back Deck  
Craftsman Douglas fir Front Door with Sidelights  
4 Color Paint Scheme  
Aluminum Pre-Finished Seamless Gutters  
Professionally Designed and Installed Landscape

### Warranty

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2-10 Home Buyer's Warranty – Includes 1 Year Material/Labor, 2 Year Systems, 10 Year Structural

20 Year Roof Shingles  
25 Year Cement Siding  
Pre-Occupancy Orientation  
Manufacturers' Warranties

### Energy Savers

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Dual Flush Toilets – Uses 20% Less Water than Standard Toilets  
Direct Vent Fireplace – Burn Clean, Efficient, No Need for Wood  
66 Gallon Quick Recovery Hot Water Heater w/ Recirculating Pump  
Low Flow Bath Fixtures  
High Efficiency Furnaces and 13 SEER Air Conditioners  
Energy Star Insulated Low E Wood Tilt Windows  
R-13 Wall Insulation  
R-19 Floor Insulation  
R-30 Ceiling Insulation  
House Wrap – Energy Savings and Moisture Protection  
Energy Star Programmable Thermostats  
Fiber Cement Siding

### Technology & Security

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Wired For Phone and Cable  
Security System – 6 Zones / 3 Pads – Ready To Use  
Smoke Detectors – Hardwired  
Deadbolt Locks on All Exterior Doors  
Exterior Flood Lights – Front and Rear  
Electric Garage Door Opener with 2 Remotes

### Systems

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Two HVAC Systems  
36" Direct Vent Fireplace  
All Copper Plumbing

### Structural

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Poured Concrete Foundation Walls  
Engineered Framing  
Silent Floor Joist System



Builder reserves the right to make changes