



## PHASE II

**Phase II of Pine Hill Estates is well underway. See below for key features. Call us today for more information or to start planning your new home.**

### INTERIOR FEATURES

- Convenient single level living
- 6-panel interior doors with pewter door knobs
- Mini blinds and valances thru-out plus drapes in living room and family room
- 2 3/4" residential molding base and cove
- Wire vented shelves in all closets
- Wood closet shelves in master bedroom
- Deluxe chandelier in dining area
- Programmable thermostat
- Plumbing for washer
- Wire and vent for dryer
- Two telephone jacks
- Two television jacks

### BATHROOM FEATURES

- 36" bath vanity height
- 60" fiberglass tub with shower
- Comfort height commodes
- Porcelain sinks in all baths
- Mirror and lights with all vanities
- Towel and tissue holders
- Anti scold tub/shower faucets

### CONSTRUCTION FEATURES

- Double 4 vinyl siding
- 12" raised panel vinyl shutters
- Low E thermal windows
- Energy Star Certified R-38 roof insulation, R-22 floor insulation and R-19 exterior wall
- Architectural shingles
- All drywall home
- 40 gallon electric water heater
- 200 amp service
- Water shut offs
- Insulated heat ducts

### KITCHEN FEATURES

- Solid wood cabinets with pewter pulls
- Stainless steel double sink
- Single lever Huntington brass faucet
- 30" overhead cabinets
- 36" counter height
- Whirlpool appliance package (gas range, side by side refrigerator, microwave, dishwasher)
- High definition laminate countertop with 4"

### EXTERIOR HOMESITE FEATURES

- Two car asphalt driveway with walkway to the nearest door
- Low maintenance shrubs and mulch bed are planted on door side of home
- Exterior pole light with sensor
- 10 x 10 shed with matching vinyl siding, double door, ramp, window and window box
- Concrete steps with rails at all doors
- Light at all exterior doors
- Mailbox
- Two outdoor water faucets
- Exterior GFI protected outlets
- Underground utilities
- Town water and sewer
- Propane gas
- 8" reinforced concrete pad with a 12" crushed stone hunch
- Secured with hurricane anchors/straps per code
- Home skirted
- Gutters on side eaves
- Hook-up of utilities-water, sewer, electric and propane
- Central air conditioning installed on a concrete pad
- Shutters on Standard Windows
- Double hung windows on standard windows

All prices, materials, and specifications are subject to change without notice. Developer reserves the right to make substitutions necessary to comply with MA building code and local customs. Developer is not responsible for changes or substitutions made by home manufacturer.

- One year manufacturer home warranty
- 10 year structural warranty
- All homes are energy star certified



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