

FEATURES & AMENITIES

STANDARD SELECTIONS



EXTERIOR & INTERIOR STANDARD FEATURES

Exterior Features

- Double Glazed vinyl windows with screens
- Self-sealing architectural roof shingles with 30 yr warranty
- Maintenance free vinyl siding and soffits
- 7/16 1/2" OSB Sheathing with house wrap on exterior walls
- Maintenance free aluminum leader and gutters
- Quality double glazed sliding glass patio doors
- Insulated fiberglass front door with 2 sidelights
- Front doorbell
- Front & rear frost-free hose connections
- Frame construction with plywood roof sheathing
- Weatherproof ground fault protected exterior electrical outlets in front & rear of house
- Seeded front, rear, side yards
- Asphalt driveway & walkway

Interior Features

- 16 Hi hats
- Wall to wall carpet with padding
- 3/4 Red Oak flooring first floor
- 3/4" tongue & groove sub-floor, glued & nailed
- 1/2" sheetrock, field screwed
- Hollow raised panel interior doors
- Oak railings on main staircase
- Washer/dryer connections
- Tiled laundry room floor
- Full basement with 8' ceiling, waterproofing exterior walls
- Master bdrm volume ceiling included in selected models
- Pre-wired 2 phone outlets
- Pre-wired Cable bedrooms/ Living Room
- Energy Star Central Air
- Energy Star 2 Zone Heating System
- UL approved wired Smoke & Carbon Monoxide Detector
- 200 AMP electrical service
- GFI outlets in kitchen, baths, garage, & exterior
- Copper wiring

KITCHEN & BATH STANDARD FEATURES

Kitchen Includes:

- Large gourmet Eat-In-Kitchen
- Stainless steel kitchen sink
- Appliances w/ matching self-cleaning range, range hood only & dishwasher.
- Installation of appliances included in package.
- Excludes Refrigerator

Bathrooms Include:

- Kohler Plumbing Fixture
- Ceramic floors
- Private master bath
- Ceramic tiled tub & shower walls
- One-piece mirrors
- Glass enclosure on stall shower



THE
NORTHBRIDGE GROUP
BUILDING VALUE SINCE 1985

**1155 Montauk Highway
E Patchogue, NY 11772
Tel: (631) 286-6655**