

STANDARD FEATURES FOR CAMBRIDGE COURT

ENERGY SAVING PACKAGE

- Amowrap under siding for superior windbarrier
- Steel insulated exterior doors
- Low E single hung windows with screens
- R-30 Fiberglass ceiling insulation
- R-13 Fiberglass wall insulation
- Energy efficient forced air gas furnace
- Programmable thermostat
- Vytex Nantucket siding
- 30 year architectural roof
- Partial stone front

KITCHEN

- Wood recessed panel cabinets (Arrow Kitchens)
- Microwave
- Garbage disposal
- Double bowl stainless steel sink
- Dishwasher

BATHROOMS

- Choice of vanities
- White plumbing fixtures
- One piece fiberglass tub and shower
- China self-rimming sinks
- Single level faucets
- Mixing valves on all tubs
- Full vanity plate glass mirrors

ELECTRIC

- Three phone outlets and two cable outlets
- Smoke detectors in all bedrooms
- Weatherproof outlet at front and rear
- 150 Amp service with circuit breakers
- Ground fault interrupter for bath, garage, basement and exterior outlets
- 220 Electric

INTERIOR

- \$500.00 Lighting allowance
- 9 foot ceilings
- Colonial masonite six panel doors
- Quickset interior lock sets
- Walk-in closet in master bedroom
- Ventilated mire mesh shelving in closets
- First floor laundry with shelves above
- Double coat of flat latex paint on walls, satin finish in kitchen and bath
- Trim painted in semi gloss
- House professionally cleaned

EXTERIOR

- Lawn seeded
- Foundation planting
- 16" wide binder driveway
- Sidewalk from front porch to driveway
- Sanitary and storm sewers
- Gutters connected to storm sewers
- Frost-free hose bibs in front and rear of home
- Garage lights
- Lamp post

BASEMENT

- 8' Poured concrete basement walls
- Delta MS exterior water proofing
- Insulated basement walls per NYS code

GARAGE

- Two car garage
- Garage door opener with two controls

FLOORING

- Choice of carpeting
- Wax free linoleum floors in kitchen, foyer and baths