

THE GREENACRE MODEL



H A V E R F O R D
H O M E S[®]

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MAIN LEVEL



APPROX.
LIVING 1193 SF
GARAGE 420 SF

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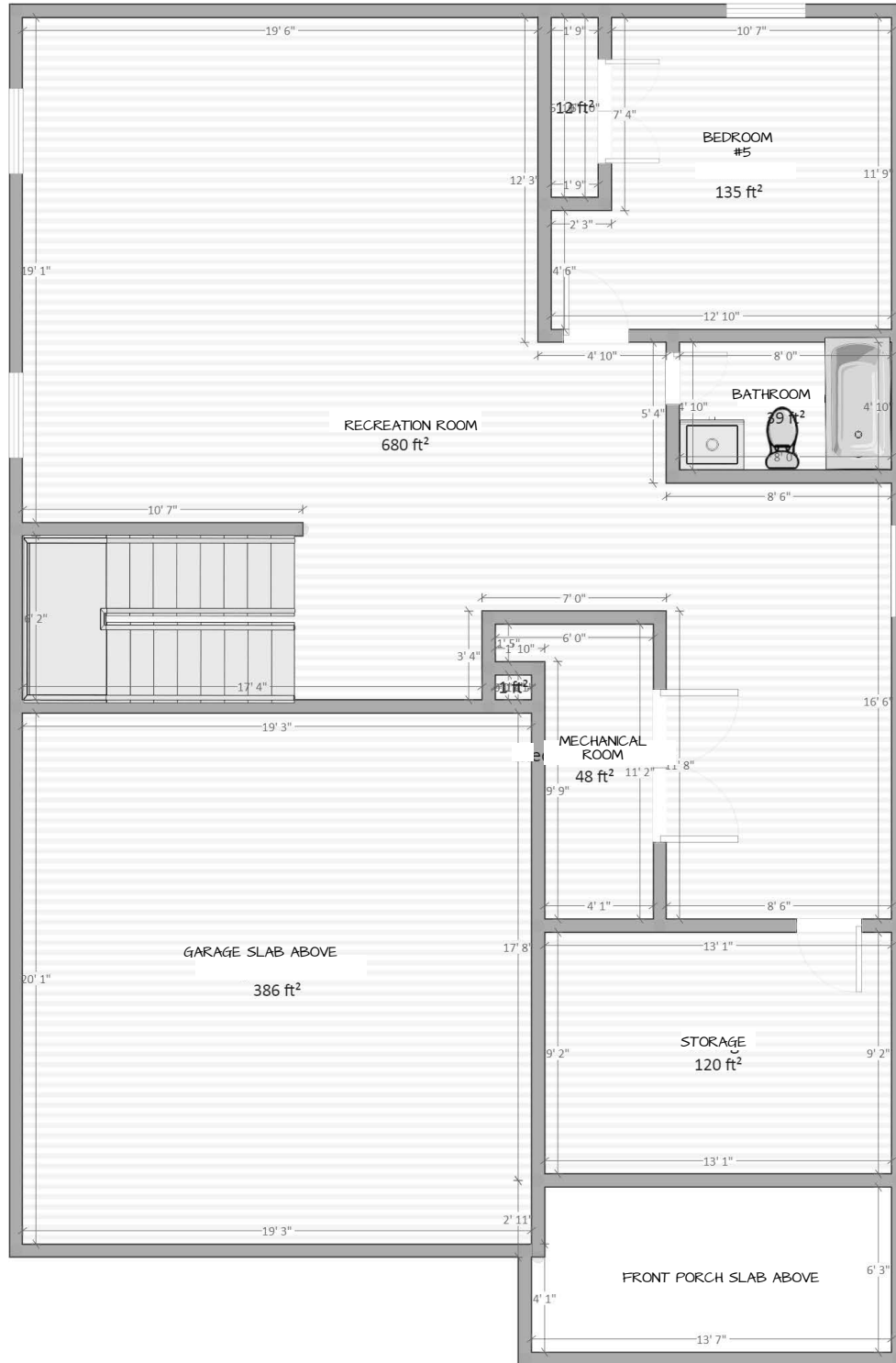
UPPER LEVEL



APPROX. 1532 SF

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LOWER LEVEL



APPROX. 1180 SF

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10002 Dickens Ave

- 2 Car Garage w/Combo Pad and 2 remotes
- Concrete Driveway
- Gas Fireplace In Family Room
- Luxury Bath w/ Soaker And Separate Shower
- Stainless Steel Appliances
- Ceramic Tile In Bathroom Floors
- Ceramic Tile To Ceiling In Shower
- 2 x 6 Exterior Wall Construction
- Dual Sump Pumps w/ backup Sump Jet Generator
- Elongated Toilets In all Baths
- Low -"e" Window Package
- Sentricon Termite Treatment
- Taex Interior Wall Tubing For Pest Control
- Rails W/ Square White Pickets & Painted Top Rail
- Front Elevation Natural Stone Watertable
- James Hardie Cement Siding
- 90% Efficiency Carrier HVAC System - 2 Zone
- 75 Gallon High Efficiency Gas Hot Water Heater
- Fire Sprinkler System
- Smoke & Carbon Monoxide Detectors
- Interior Features
- 9' Ceilings on First Floor
- 8' Ceilings on Second Floor
- 6" Baseboard Molding
- Craftsman Style Door Package
- 3 ¼" Casing Around Doors
- Oak Steps with White Risers
- Designer Interior White Colors
- Stain Resistant Wall-to-Wall Carpeting in Bedrooms
- Owner's Bath with Rain shower and Soaking Tub

Appliances

- Stainless Steel Gas Range
- Stainless Steel Microwave
- Stainless Steel Refrigerator
- Stainless Steel Wall Oven
- Stainless Steel Dishwasher

Hardwood

- Entire First Level – 4"-1/4" Stained Dark Walnut
- Master Bedroom Suite and Sitting – 4"-1/4" Stained Dark Walnut
- Upper Hall- 4"-1/4" Stained Dark Walnut

Smart Home/Electrical

- Two Camera Package
- Security System Pre-Wire W 2 Keypads
- Enhanced Internet Wireless System
- Audio Zone in Kit., Family Room, Living Room, Dining Room
- Lighting Package w/LED Recess

Exteriors

- Front Elevation Natural Stone Watertable
- Energy Efficient Low Maintenance Double Hung Vinyl Low-E Windows with Standard Grills
- Color Plus Hardie Siding at front, side, & rear
- Energy Saving Insulated Fiberglass Front Door
- Insulated Paint Free Metal garage Doors
- Hose Bibs in Front and Rear of Home
- Paint Free Gutters and Downspouts
- Gas Grill Stub off Deck

Kitchens

- Under and Stacked cabinet lighting
- Quartz Top with Extended Island
- Maple Cabinetry
- Sound Insulated Garbage Disposal
- Moen Stainless Steel Faucet

Baths

- Elongated Toilets in all Baths
- Ceramic Floor in Powder Room
- Ceramic Floors in 2nd Floor Baths
- Soaking Tub and Spa Shower in Owners Baths
- Ceramic Tile Surrounds to Ceiling at Tub Enclosures
- Moen Brantford Brushed Nickel Faucets
- Westridge Maple Vanities w/ Marble & Quartz Tops

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HAVERFORD HOMES

Haverford Homes is a leading developer of single family and town home communities in the Washington metropolitan area. Since 1993, we have successfully developed and built nearly 2000 homes across the region. Our mission is to provide a quality home for every one of our customers. In 2010, Haverford Homes was selected as the medium volume builder of the year in the Metropolitan Washington DC Area. Our commitment to quality begins with our use of the finest in brand-name building materials and continues through our long-term warranty.

HOW WE DIFFERENTIATE FROM THE COMPETITION

CUSTOM BUILT SUMP PUMPS

- ❖ Extra wide sump pump housing custom designed for Haverford's customers.
- ❖ Dual sump pumps for ultimate protection.
- ❖ Backup pump fully functional with no power.
- ❖ Provides continuous protection in the event the primary pump stops.

Why is this better?

- ❖ Continuous protection in the event of long term power failure.
- ❖ The majority of the other builders offer no such protection for you
- ❖ Eliminates worry when you're out of town for long periods of time

TAEXX PEST CONTROL SYSTEM

- ❖ Series of plastic tubes that we run throughout the first floor exterior walls and interior bath walls of the house with an external fill port
- ❖ Once contracted with Hometeam Pest Control, their professional service technician applies the treatment from the exterior of the home quarterly, thus eliminating entry into your home.

Why is this better?

- ❖ Eliminates direct spray toxin exposure to children and pets.
- ❖ Treatment can be completed when you are away. No need to be home!
- ❖ Eliminates typical time wasting inconveniences related to conventional pest control applications.

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METAL STUD FRAMING IN BASEMENT

- ❖ Metal Studs in finished basements
- ❖ Located on all non-structural areas.
- ❖ Prevents any moisture from being trapped or absorbed.
- ❖ Prevents bowed studs allowing for straighter walls.

Why is this better?

- ❖ Helps prevent mold growth for a healthier living environment.
- ❖ Prevents any moisture from being trapped or absorbed.
- ❖ Prevents bowed studs allowing for straighter walls.

SMART HOME FEATURES

- ❖ **Structured Wire Package.** Combination of coaxial and data runs to enable TV service and high speed internet to key entertainment areas
- ❖ **Security System.** Base security system to include all doors into the home and a motion sensor to be located in the foyer. We are adding a keypad master bedroom to the standard keypad located at the mudroom door.
- ❖ **Managed wireless internet.** Along with the hardwired backbone available we are installing a managed wireless network including 2 enterprise grade wireless access points and a switch.
- ❖ **CCTV:** 2 camera CCTV system with app based viewing. Cameras and Networked DVR included.
- ❖ **Audio Prewire** with volume control and speakers. Ceiling mounted Niles Audio speakers mounted and wired. Attenuated Volume control installed. All wired back to unfinished area. 10 Foot tails left at head end.
- ❖ **Family room HDMI.** Long length HDMI wire with IR prewire to unfinished area to enable seamless TV installation.

Commitment to Warranty

- ❖ Full Pre-Settlement Inspection on Your Home
- ❖ Home Maintenance Manual at Pre-Settlement Walkthrough
- ❖ Six Month Post-Settlement Inspection
- ❖ One Year Drywall Inspection One Year Mechanical, Plumbing and Electrical Warranty Provided by Contractors
- ❖ Ten Year Structural Warranty
- ❖ 10-Year Warranty "Watchdog H3" Foundation Waterproofing System
- ❖ 50 Year Sand Free Warranty for the LP Subfloor

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