

# FAIRFAX MANOR ESTATES

## *Included Features for Colonial Series*

### ***Interior Features***

- 4 Bedrooms with 4.5 Baths
- 10' Ceilings on First Floor (per plan)
- 9' Basement Walls
- Finished Lower Level Recreation Room & Full Bath
- Grand Two Story Foyer
- Six-Panel Interior Doors
- Satin Chrome Door Hardware
- Decorator Brushed Nickel Light Fixtures and Recessed Lighting in Kitchen and Halls
- Hardwood Flooring on Main Level, Upper Hallway and Owner's Suite
- Ceramic Tile Flooring in Laundry Room
- Wall-to-Wall Carpet and Padding Throughout Rest of Home
- Oak Main Stairs and Oak Railing with Painted Balusters
- Oak Stairs with Oak Railing to Lower Level (per plan)
- Walk-In Closets in Owner's Suite
- Three-Piece Crown Molding in Foyer, Library, Living Room and Dining Room
- Two-Piece Chair Rail in Dining Room
- Custom Shadow Box Moldings in Main Stairwell
- Coffered Ceilings in Owner's Suite with Crown Molding
- Coffered Ceilings in Owner's Bathroom (per plan)
- Gas Fireplace in Family Room
- Structured Wiring Package with Four Advanced Media Outlets
- Humidifier
- Two-Tone Interior Paint
- Ceiling Fan Pre-Wire in Great Room and Owner's Suite
- Wood Composite Shelving in Pantries and Closets

### ***Exterior Features***

- Three Car Side Entry Garage
- Brick Front and Brick Watertable Sides (per plan)
- Brick Stoop, Steps and Lead Walk
- HardiPlank Woodgrain Beaded Lap Siding / HardiShingle (per elevations)
- Brick Driveway Entrance Pier with Coach Lamp
- Asphalt Driveway
- Professionally Sodded and/or Hydro-Seeded Yard
- Front and Rear Water Spigots
- Front and Rear Waterproof Exterior Electrical Outlets
- Six-Panel Insulated Fiberglass Front Door
- Raised Panel Insulated Steel Garage Entry Door with Remote Openers and Exterior Keypad
- Door Chime
- Pre-Finished, Seamless Aluminum Gutters and Downspouts
- 30-Year Fiberglass Architectural Shingles
- Black Textured Coach Lamps (per plan)
- Finished Garage with Drywall, Paint, and Window Trim

### ***Kitchen Features***

- 42" Kitchen Wall Cabinets
- GE Café Stainless Steel Appliances
  - 28 cu. ft. Side By Side Refrigerator
  - 30" Built-In Double Wall Ovens
  - Built-In Dishwasher
  - 36" Five Burner Cooktop
  - Spacesaver Microwave
- Granite Kitchen Countertops
- Undermount Stainless Steel Double Bowl Sink with Polished Chrome Kohler Faucet
- Waste Disposer
- Walk-In Pantry

### ***Bathroom Features***

- Granite Countertops in Owner's Bath
- 12x12 Ceramic Floor Tile with 8x10 Ceramic Wall Tile in Owner's Bath
- Oversized Soaking Tub and Separate Shower with Seat in Owner's Bath
- His and Hers 36" Tall Vanities in Owner's Bath
- 12x12 Ceramic Tile Floors in All Secondary Baths
- Cultured Marble Vanity Tops in All Secondary Baths
- Polished Chrome Faucets and Accessories in All Secondary Baths
- Medicine Cabinets in All Full Baths
- Kohler Faucets and Water Controls in All Baths
- Pedestal Sink with Decorator Mirror in Powder Room
- Elongated Toilets in All Baths

### ***Superior Energy Saving and Special Features***

- Housewrap Infiltration Barrier
- High Efficiency, Gas Heating on First Floor/Basement
- 14 SEER Heat Pump for Second Floor Heating
- 14 SEER Central Electric Air Conditioning at Both Zones
- High Efficiency, 75-Gallon Quick Recovery Gas Hot Water Heater
- Vinyl Single Hung Windows with Tilt-In Sashes, Insulated Low-E Glass, Integral Architectural Contour Grills and Screens
- R-38 Attic Insulation
- R-15 Exterior Wall Insulation
- R-10 Basement Wall Insulation
- R-38 Floor Insulation Over Unheated Areas
- Thermal Envelope Sealing
- Series-Wired Electric Smoke Detectors on Each Level and in Each Bedroom with Battery Back-Up
- Carbon Monoxide Detectors on All Finished Levels
- Programmable Thermostat on Main Level

### ***Warranty and Inspection Features***

- Homebuilder Warranty
- Pre-Drywall Inspection
- Pre-Settlement Orientation/Inspection
- Home Energy Efficiency Rating Inspection