

FAIRFAX MANOR ESTATES

Included Features for Craftsman 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
- Two Panel "Logan" Style Interior Doors
- Oil Rubbed Bronze Door Hardware
- Decorator Antique Bronze 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 Tread Main Stairs and Oak Railing with Painted Risers and Square Newel Posts and Balusters
- Oak Tread Stairs with Oak Railing to Lower Level with Painted Risers and Square Newel Posts and Balusters (per plan)
- Walk-In Closets in Owner's Suite
- Two-Piece Craftsman Style Crown Molding in Foyer, Library, Living Room and Dining Room
- Two-Piece Chair Rail in Dining Room
- 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
- Siding and Stone Front Elevation and Stone Watertable Sides (per plan)
- 8 ¼ Inch Hardiplank Fibercement Siding with Wood Grain Finish
- Stone and Slate Stoop Steps and Lead Walk
- Stone 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
- Arts and Crafts Style Insulated Fiberglass Front Door
- Raised Panel Insulated Sonoma Series Steel Garage Entry Door with Remote Openers and Exterior Keypad
- Door Chime
- Pre-Finished, Seamless Aluminum Gutters and Downspouts
- 30-Year Fiberglass Architectural Shingles
- Antique Bronze 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 Kohler Faucet in Oil Rubbed Bronze Finish
- 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
- Oil Rubbed Bronze 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