

The Preserve at Willowbrook: *Included Quality Features*

Luxury Interiors:

- *Elegant Staircases*
- *Expansive Foyers*
- *Dramatic Windows*
- *Upgraded 3 ¼" Hardwood in Living Room, Dining Room, Foyer, Kitchen, Morning Room (in select models), Rear Foyer, Butler's Pantry (in select models), Coat Closet, Pantry, Powder Room & Mudroom.*
- *Express Throttle Carpeting (carpet padding 3/8")*
- *Armstrong Flex-Step Vinyl Flooring in Laundry Room*
- *Gas Fireplace*
- *Brushed Chrome Light Fixtures*
- *Brushed Chrome Interior Door Knobs and Hinges*
- *Study in All Models*
- *Six-Panel or Classique Doors*
- *9' First Floor Ceilings*
- *Spacious Closets with Ventilated Wire Shelving*
- *5 ¼ Baseboard Trim*
- *Crown Molding in Living Room & Dining Room*
- *2-Piece Chair Rail in Dining Room*
- *Shadow Box Molding in Dining Room under Chair Rail Molding*

Designer Kitchens:

- *Granite Countertops*
- *42" Maple Cabinets in a Wide Choice of Finishes*
- *Pull Out Base Cabinet Shelves*
- *Dove Tail Cabinet Drawers with Soft Close Doors and Drawers*
- *Signature Raised Microwave Cabinet w/ Crown Molding*
- *GE Stainless Steel Self-Cleaning Double Wall Ovens*
- *GE Stainless Steel Dishwashers*
- *GE Disposal*
- *GE Stainless Steel Microwave Ovens*
- *Undermount Single Bowl Sink*
- *Moen Single Lever Faucets*
- *Glass Fronted Cabinets in Select Models*
- *Kitchen Island*
- *Icemaker Line in Kitchen*
- *Wide Range of Designer Cabinet Hardware*

Luxurious Baths:

- *Luxury Height 35" Maple Cabinets in a wide choice of finishes*
- *Cultured Marble Countertops in a wide Selection of colors*
- *Upgraded Plumbing Fixtures in Master Bathroom*
- *Upgraded Ceramic Tile Wall Tub Surround & Floor in Master Bath*
- *Mirror and Medicine Cabinets*
- *Comfort Height Elongated Toilets*
- *Lavish Master Baths with Kohler Soaking Tubs*
- *Separate Ceramic Tile Shower in Master Bathroom with Tall Hinged Clear Glass Door*
- *Upgraded Ceramic Tile Walls & Ceramic Pan in Master Bath Shower with Frameless Shower Doors.*
- *Upgraded Ceramic Tile Floor in Master Bath*
- *Princess Bath in Oxford Elite, Stoneleigh & Brandywine models.*

Special Features:

- *Three-Car side entry garage*
- *Garage Door Openers*
- *Full Height Basement under entire first floor*
- *200 AMP Electrical Service*
- *Laundry Tub*
- *220 Electrical Line for Dryer*
- *300 AMP Electrical Service –(Brandywine Model)*
- *Moen Anti-Scald Tub and Shower Faucets*
- *Smoke Detector in Every Bedroom and Hall*
- *Carbon Monoxide Detector*
- *Front Door Chimes*
- *Attic with Pull-Down Stairs*
- *Pre-Wire for Telephone and Cable TV*
- *Water Saving Plumbing Features*

Quality Construction and Energy Saving Features:

- *Poured in Place Concrete Basements in All Models*
- *Therma-Tru Insulated Fiberglass Front Entry Doors*
- *Insulated Vinyl Tilt, Single-Hung High Efficiency Windows with Low E Glass, Grids, and Screens*
- *Vinyl Tilt Basement Windows with Screens*
- *GAF 30-Year Dimensional Fiberglass Roof Shingles*
- *Three-Car Side Entry Garage with Insulated Raised Panel Steel Garage Doors.*
- *1 1/2" Solid Versa-Lam Wood floor joist Beams on First Floor*
- *Steel I-Beam Construction*
- *Tyvek House Wrap or approved equal*
- *2x6' Exterior Walls with R-20 Sidewall insulation and R-49 Insulation in the Attic*
- *Navien **Tankless** Hi-Efficiency Hot Water Heater*
- *High Efficiency (93% AFUE) Gas Furnace*
- *High Efficiency 14 SEER Central Air Conditioner*
- *MERV 6 HVAC Air Filter*
- *Attic Ridge Ventilation System*
- *R-19 Insulation in Basement Walls*
- *Two-Zone Heat & Air Conditioning in Select Models*
- *Engineered Wood Floor Joists and Roof Truss Systems*
- *Fully Dry walled Garage*
- *100% CFL Bulbs for the standard light fixtures*
- **Energy Star Version 3.1 Certification**

Landscaping and Exterior Features:

- *Cultured Stone Water Table on front included on the Baldwin Grand, Baldwin Federal II, Oxford Elite Manor & Oxford Elite Veranda.*
- *Cultured Stone under porch included on Oxford Veranda*
- *3 dormers included on Oxford Veranda*
- *Underground Utilities*
- *Sodded Front Yards in Selected Communities, with Yard Seeded Sides and Rear*
- *Weatherproof Ground Fault Protected Exterior Front and Rear Electric Outlets*
- *Front and Rear Frost-Free Hose Connections*
- *Maintenance Free Vinyl Siding with Vinyl Soffits and Aluminum Fascia*
- *Seamless Aluminum Gutters and Downspouts*
- *Concrete Patio and Service Walks*
- *Asphalt Driveways*
- *Lawn Irrigation in Front Yard.*

Quality Control and Warranty:

From the drawing board to on-site construction, our objective is to build beautiful homes using high-quality materials with attention to detail. Our experienced construction managers oversee every stage of construction, ensuring your home meets with our meticulous requirements.

- *Fully Staffed Paparone Warranty Team*
- *10-Year Homebuyers Warranty*
- *Pre-Construction Meeting*
- *Pre-Drywall Walk-Thru*
- *Pre-Settlement Homebuyer Orientation*
- *60-Day Post Settlement Warranty Review*

Options and Customizing:

We offer a full range of options, including fireplaces, whirlpools, oak stairs, morning rooms, estate rooms, in-law suites, gourmet kitchens, finished basements, and much more. Ask your Sales Representative about customizing to your specific needs.