



## House Details

A selection of 7 *custom-designed home plans* is offered for Pine Marsh Lane. The large size of building lots in Pine Marsh Lane affords the unique opportunity to offer a selection of bungalow plans, covering the range of *1500 to 2000 square feet*, a sought-after type and size of home that is difficult to find in a fully-serviced area. These homes will be both exclusive and yet relatively affordable, and should offer excellent resale potential. These designs have been carefully prepared to include the features described as follows.

**Main Floor features:** All main floors feature large entrance areas; 2 or 3 bedrooms; 2 main floor baths (3, 4 or 5 piece ensuite); large closets, walk-in closets in master bedrooms (most models); open concept floor-plans; breakfast bars at kitchen cabinetry; family room or great rooms with gas fireplaces, main floor laundry (most models); and access from kitchen to rear-yard deck.

**Lower Level features:** All models have open main stairways that have been comfortably sized, designed, and positioned to functionally unite the lower level of the home to the main floor. All models have been designed with the option of having a finished lower level with 2 or 3 additional bedrooms, large recreation rooms with gas fireplace, full bath, and in some plans, den, office, or bonus room. All lower levels have properly-sized windows (above grade) to satisfy all code requirements and to allow for bright, comfortable lower level living. All of this allows for a large increase to the finished footage of the home at moderate additional expense.

**Garages:** All models feature stairs that lead directly from the garage to the lower level utility/storage rooms. All garages are true 2-car garages comfortably sized to house 2 vehicles. Garages all have windows for natural light and ventilation, and are outfitted with electronic garage door openers, water outlets, garden hose connections and central vacuum connections.

**Exterior Details:** All homes will have exteriors finished with a combination of brick, stone and/or stucco. Roofs will be finished with laminated architectural shingles. Decorative dormers adorn the roofs of several of the models. All homes have been designed with transoms at windows and/or doors, and have recessed, covered front entrances. Two of the models ('Oak' and 'Pine 3-bedroom') have front porch/verandas.

