

# LUXURY FEATURES



WHIPPANY CROSSING

# LUXURY FEATURES

## COMMUNITY AMENITIES

- Intimate private community
- Maintenance free living\*
- Great location with easy access to Morristown and arterial roadways

## EXTERIOR

- Premium vinyl siding over house wrap
- Maintenance-free fascia and soffits
- Brick water-table and accents
- Fiberglass front entry door
- Steel insulated raised panel garage door
- Garage door opener with 2 remotes
- Deck at daylight basement condition
- 10x10 patio at standard basement condition
- Front and rear exterior lighting
- Paved asphalt driveway
- 30 Year fiberglass/asphalt dimensional shingles
- Rear frost-free hose bibs

## INTERIOR

- New home designs by award winning NJ Architect
- 9' First floor and 8' second floor ceiling height
- Dramatic open staircase with painted wood risers and oak treads
- Oak handrails and newel posts with painted spindles
- Ventilated shelving in all closets
- Smooth 2 panel interior doors
- 3.5" Door and window casing
- 5.25" Baseboard moulding

## KITCHEN

- Professionally designed kitchen layouts
- Wood kitchen cabinets with soft close, full overlay door and drawer, and crown molding - choice of finish
- Granite countertops
- Stainless steel under mount sink
- Ice maker line
- Stainless steel appliance package to include freestanding range, microwave/hood and dishwasher

## FLOORING

- Hardwood throughout first floor (except bedrooms, bathrooms, laundry, and mud room)
- Tiled baths and laundry room
- Choice of carpeting for bedrooms

## MASTER BATHROOM

- Kohler® bath fixtures
- Wood vanities (per plan)
- Marble countertop featuring white sink
- Tile shower
- Tile flooring
- Elongated comfort height toilet

## MAIN BATHROOM

- Kohler® bath fixtures
- Wood vanities (per plan)
- Marble countertop featuring white sink
- Tile shower
- Tile flooring
- Elongated comfort height toilet

## ELECTRICAL AND PLUMBING

- 200 AMP electrical service
- Prewire for telephone
- Prewire for cable TV
- Washer and dryer hook-up
- 50 Gallon high efficiency hot water heater

## ENERGY

- Pella® insulated windows
- High efficiency gas heat/13 SEER central air conditioning system
- Digital programmable thermostats on each floor
- R-13 and R-19 insulation (per plan)
- Media air filters

## LANDSCAPING AND HARDSCAPING

- Professionally designed landscape package
- Landscape irrigation system
- Pedestrian friendly sidewalks
- Private streets

## WARRANTY

- 2-10 Homebuyers Warranty plan
- Pre-closing homeowner orientation
- Full time warranty service department

## SAFETY

- Carbon monoxide and smoke detectors

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\* Subject to the terms and conditions of the public offering statement and master deed.

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