

# Chatham Estates

## Standard Features

**B** Bierworth  
& Bierworth  
Builders, Inc.

### Site & Lot

- All underground utilities
- Concrete sidewalks on both sides of streets
- Carriage-style streetlamps along dedicated street
- Many retained areas of existing large trees
- 50' minimum tree buffer along rear property line
- Asphalt binder driveway
- 15' side setback from adjoining lots
- 55' front setback from property line
- East lot final graded with onsite topsoil to approved site grading plan
- Pre-construction meeting with builder
- 4' wide concrete walkway from driveway to front entrance
- \$1,200.00 landscape allowance

### Exterior Construction Details

- Poured concrete foundation walls, 8'
- Vinyl insulated basement windows with screens
- Top grade lumber used throughout
- 3/4" Advantech® sub-floor decking glued and nailed
- 1/2" Advantech® roof sheathing
- 1/2" OSB® sheathing on side walls
- 9' first floor ceiling height on most plans
- Blown-in attic insulation of R-38
- Aluminum seamless gutters and downspouts
- Timeline® vinyl windows with internal grids on all windows
- Insulated front entrance door
- Deadbolts for front door and garage entrance doors
- Vytec Prestige double 4/5" traditional siding, 16 colors to choose from
- Roofing, architectural high definition 30-year laminated architectural roof shingle
- Professional latex base exterior paint-choice of (1) exterior trim color and (1) front door color
- House is completely wrapped in Tyvek®
- Aluminum soffits and eaves with vinyl overhangs
- Insulated raised panel steel overhead garage door

### Interior Finishing Details

- Open floor plan with large volume ceiling
- Open oak tread stairs with over the top railings
- Wide trim moldings for casing and base
- Crown moldings for dining room and study/living room
- Two coats of professional grade flat interior latex wall paint-choice of (3) colors
- Two coats of professional grade semi-gloss interior latex trim paint
- White painted trim paint
- White painted trim for all rooms
- Plush wall-to-wall carpeting for all carpeted areas
- 42" full plate glass mirrors for all bath vanities
- Ventilated wire mesh shelving in all clothes closets
- Solid surface countertops for kitchen
- Solid surface vanity tops with integrated sink in all baths and powder room
- Raised panel Masonite doors with many styles to choose
- Ceramic tile or hardwood flooring for kitchen & dinette
- Ceramic tile flooring for all baths
- Ceramic tile or hardwood flooring for front foyer
- House professionally cleaned before closing

### Plumbing

- Choice of standard colors for all fixtures
- 50 gallon gas hot water tank
- Full laundry hookups with utility was sink
- 5/0 fiberglass one-piece tub/shower unit per plan
- Moen Chateau® chrome single lever kitchen faucets
- Moen Chateau® chrome single lever handle faucets for baths
- Moen Posi Temp chrome Chateau® shower faucet
- Jacuzzi® whirlpools for master baths with ceramic tile deck-as per plan
- Ice maker line for refrigerator
- Two frost-free hose bibs
- 1/2hp submersible sump pump
- Safety shutoffs for all sinks and toilets

### Electrical

- Two outside GFI outlets
- 200 amp service in basement
- Pre-wire electrical walk-through
- Electric or gas range and dryer connections
- Lights for all clothes closets
- (6) recessed lights provided in kitchen
- (2) ceiling fan outlets provided
- Garage door opener outlet in garage
- \$1,500.00 light fixture allowance
- (4) phone outlets
- (4) cable TV outlets
- Carbon monoxide detectors per code
- Smoke detectors and ground fault interrupter-per code
- Electric wiring as per code

### Heating

- American Standard® 93% energy efficient gas furnace
- Digital setback thermostat
- 42" direct vent gas fireplace with blower
- Complete air conditioning



**Sharon Quataert**  
Real Estate Broker/Owner

585-738-3516  
Sharon@SharonQ.com  
www.SharonQ.com

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