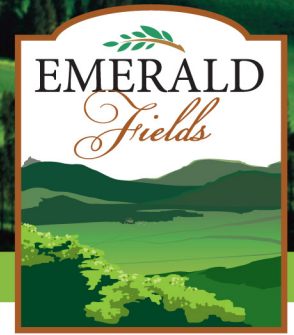


Lot 232

Benjamin Marcus Homes



BENJAMIN MARCUS HOMES

High Quality Custom Homes



Gracious Living

- Amazing lot with fenced-in rear yard
- Spacious 2-story foyer
- Staircase with wrought iron spindles
- Breathtaking master suite with 12' tray ceilings
- Designer two-tone paint on walls and trim
- Study/library with stained judges paneling
- Benjamin Marcus Homes signature moldings
- Family sized laundry
- Oversized 2-story family room with stone fireplace and box beamed ceilings
- Fabulous sunroom off kitchen with partially covered deck
- Large welcoming mud room with bench and hooks

Designer Interiors with Luxury Features

- 10' first floor ceilings
- Stone fireplace in family room
- Layered crown molding foyer, living and dining rooms
- Signature chair rail and tray ceiling in dining room

Designer Interiors with Luxury Features (con't)

- Special order 8' tall solid core doors throughout first floor with decorator hinges
- Elegant hardwood flooring in foyer, family room, living room, dining room, family room, kitchen and morning room/sunroom
- Quality carpet (group-A) in decorator colors
- Quality lighting features (includes 30 recessed lights)
- Professionally decorated interior

Magnificent Kitchens

- Luxurious gourmet kitchen
- Large island with seating
- Large morning/sunroom
- Jennair stainless steel appliances
- Drawer microwave
- 42" tall wall cabinets with crown molding
- Under counter lighting
- Wine cooler

For more information call Bridget Minnock at
(C) 412.849.2762 or (O) 724.776.3686 x253
EmeraldFieldsatPine.com

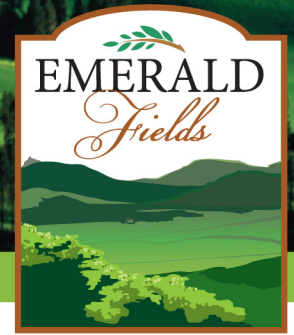


BERKSHIRE HATHAWAY
HomeServices

The Preferred Realty

Lot 232

Benjamin Marcus Homes



Sumptuous Baths

- All baths feature high quality wood vanities and ceramic tile floor
- Lavish master bath with heated ceramic floors
- Free standing soaking tub and super-sized shower in master
- First floor powder room
- Kohler fixtures
- Upgraded Moen faucets
- Granite tops in all baths

Landscaping & Improvements

- Custom brickwork with stone front accents
- Landscaped lot plus walk-out on lower level
- 3-car side-loaded garage door with openers
- Brick retaining walls
- Spacious concrete patios

Construction Highlights

- Extremely High Efficient Home Exceeds 2010 Energy Efficiency Codes
- Maintenance-Free ENERGY STAR Custom Windows with screens
- Upgraded Architectural Shingles
- Hose Connections Front & Rear

Conveniences

- Laundry tub and washer/dryer hook-up
- Choice of gas or electric supply for dryer
- Each home is cleaned prior to settlement
- Pre-wired for phone and AV
- Weatherproof exterior electrical outlet in front and rear
- High-efficiency gas water heaters
- Hot water return line
- 2-garage door openers

Conveniences (con't)

- Pre-wired for security systems
- Fully finished garage
- 2-zone high-efficiency HVAC system with sealed ductwork
- All bedrooms pre-wired for ceiling fans
- Mirrors and custom closet shelving

Lower Level

- Pre-plumbed for future bath and bar

Safety

- Smoke and heat detectors
- Pre-piped for radon gas protection

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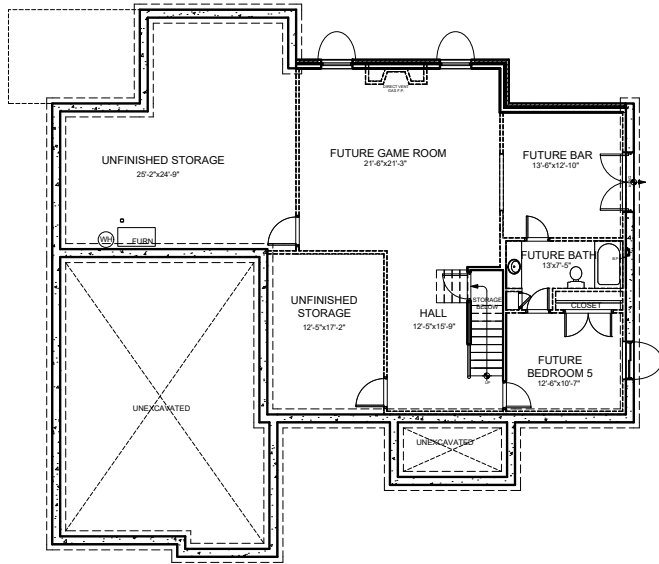


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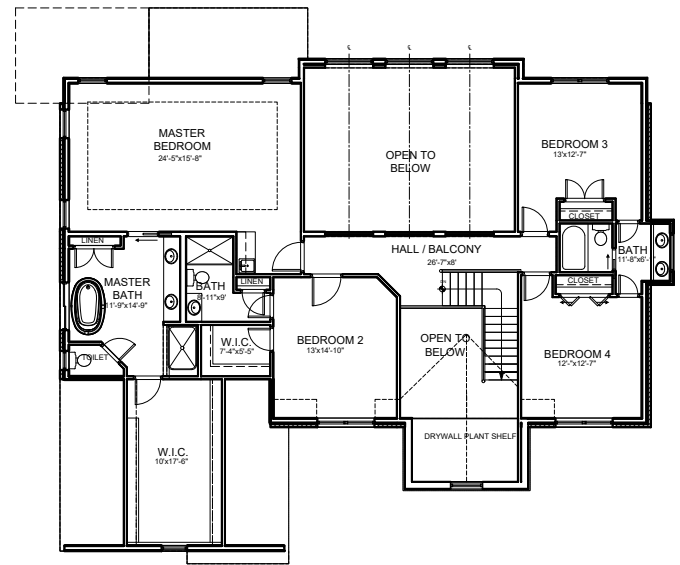
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Lot 232

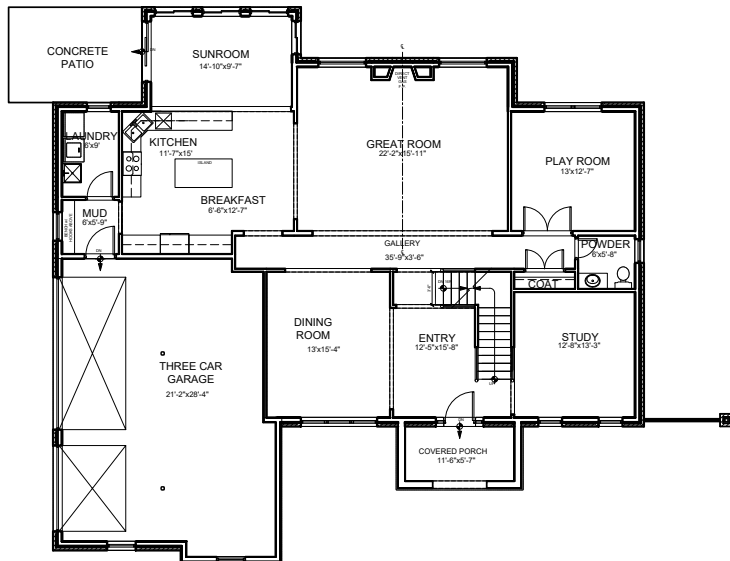
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Basement



Second Floor



First Floor



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