

Patio Home 1,789 +/- SQ FT



ONE FLOOR LIVING!
No Homeowner Association Fees



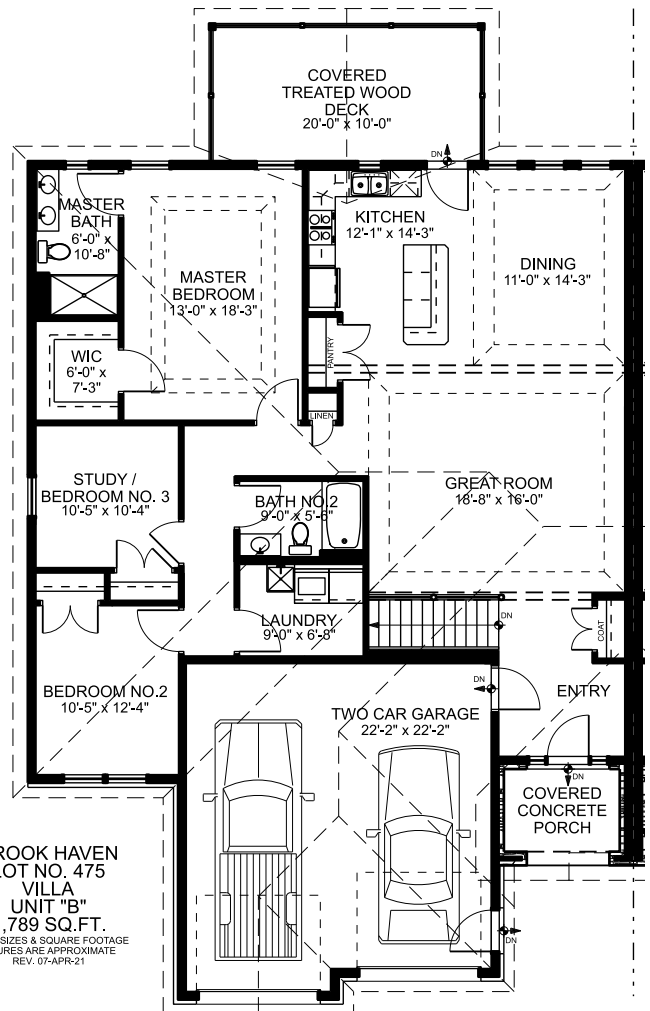
READY THIS FALL!

Brook Haven Patio Home \$362,900

Lot BH475B

9183 Riley Way
North Huntingdon, Pa 15642

- 3 Bedroom, 2 Baths
- 2 Car Garage
- Walkout Basement
- Protective Covenants
- Lower Westmoreland County Taxes
- Low Maintenance



RWS Development believes all material to be correct but assumes no legal responsibility for it's accuracy. Square footage is an estimate.

Standard Features

- Architectural preliminary and final blueprints included
- 2" X 6" exterior studs on 16" center
- 2" X 10" floor joists on 16" center and Steel I-beams
- 2" X 6" rafters on 16" center or trusses
- Insulation-fiberglass 5 1/2" exterior wall R21; ceiling 12" R38
- 7/16" OSB board exterior walls
- 20" poured 4,000 pound concrete footer with rebar (RWS does not use gravel footers)
- Foundation walls back filled with crushed stone
- Interior and exterior french drains – Form-a-drain with stone back fill
- Foundation walls 10" poured 4,000 pound concrete with 1/2" rebar
- Foundation waterproofing system with expandable tar and 1" styrofoam
- Your selection of custom front door (within a generous allowance)
- 9 recessed lights and custom fixture allowances
- Dimensional type shingles standard (30yr manufacturer limited warranty)
- 5/8" drywall in garage with hardcoat plaster and 5 1/2" wall and 12" ceiling insulation
- Hardcoat plaster (smooth bath and kitchen) all other sand finish
- Pella windows with low E-Glass (20/10 limited warranty) with screens
- 200 amp electrical service, (5) phone and cable outlets
- 93% High efficiency gas furnace with add on humidifier (10yr warranty – parts and labor)
- Kitchen Cabinets with Custom Countertops, Range, Dishwasher, Microwave, Disposal
- Roof ridge vent, vented soffit system 5/8 roof sheathing
- Copper plumbing and water lines with 3/4" supply lines (1) garage and (2) exterior hose bibbs
- 3/4" tongue and groove flooring (glued and nailed)
- Insulated raised panel garage doors
- Fiberglass smooth exterior doors – painted to your color selection
- Covered rear deck or concrete patio per design + Lot Grade
- High efficiency central air conditioning
- Brick front, 16" rubber water deflector entire perimeter
- Vinyl siding on non-brick areas
- Ceramic tile in foyer, powder room, kitchen, laundry and bath areas, upgraded carpeting
- Custom cut bathroom mirrors above vanities, towel bars and towel ring
- 50 gallon high efficiency hot water tank
- Custom oak railing system stained to your choice
- Rough-in plumbing for a future bathroom in basement
- Top soil and rough grading (RWS lots only)
- 6 panel white moulded doors and trim
- Customized interior layout and kitchen design and exterior within starting footprint

Standard features may vary per design and are subject to change without notice.

