

# **Standard Outstanding Features for Cambridge Pointe at Clover Hill**

## **Finest Community Living**

Exclusive estate community in Raritan Township  
Luxurious living within rural Hunterdon County  
Home sites from approximately 1 to 1.75 acres, many with views and trees  
Close proximity to major highways and shopping  
Underground utilities: electric, cable, phone, natural gas, public water and private septic  
Professionally designed landscaping including concrete sidewalks, walking trails, a playground and trees planted throughout the community maintained by a homeowners association  
Excellent education in a district with a winner of the national Blue Ribbon School of Excellence award

## **Flooring**

Elegant prefinished hardwood flooring in foyer, dining room, kitchen, breakfast nook and powder room with choice of color  
Laundry rooms with no wax flooring  
Professionally installed wall-to-wall carpeting in remaining areas

## **Plumbing, Heating & Electrical**

High efficiency natural gas heating units (92% efficiency) & air conditioning units (13 SEER)  
2 or 3 Zones with programmable thermostats for a comfortable living climate  
High efficiency gas hot water heater  
Front and rear garden hose connections  
200 AMP electrical service  
Six phone or cable outlets  
Four recessed lights in the family room  
U/L approved smoke detectors in all bedrooms and each level including CO detectors as required  
GFI electrical outlets in kitchen, baths, garage and two exterior  
Electric outlets for future garage openers

## **Exterior Detailing**

Elegant brick and stone front facades with custom features and wide decorative corners, depending on model  
Low-maintenance beaded vinyl siding, shutters and aluminum-wrapped exterior trim  
Fully seeded front, rear and side disturbed lawn areas  
30-year architectural asphalt roof shingles with copper roof accents on some models  
Landscaping package including concrete walkway, shrubs and mulch for the front of each home  
Thermo pane vinyl Silverline windows by Andersen with grills between the glass on front facade and screens  
Aluminum seamless gutters

## **Additional Luxury Features**

Voluminous vaulted two-story ceilings  
Dramatic two-story foyer entrance with detailed trim openings  
Rear staircase with study/library in select models  
Poured concrete basement walls with steel reinforcement and perimeter footing drains  
Expansive nine-foot ceilings on first floor with six-foot high windows  
Decorative trim and moldings including crown moldings in the foyer, dining room and living room  
Dining Room with a tray ceiling, two-piece crown molding and chair rail with shadow boxes below  
Elegant oak staircase with oak rails in main foyer  
42" oversized gas fireplace with slate surround and wood mantle in family room  
High efficiency R-30 and R-13 insulation for ceilings and walls  
Laundry room with utility tub and washer and dryer hookup

## **Elegant Kitchen**

Professionally designed cabinet layouts with 42-inch wall cabinets and granite countertops in a wide choice of decorative colors with many optional features available  
Luxurious Frigidaire appliance package with 5-burner range and oven, integrated dishwasher and microwave  
Stainless steel sink with pull-out sprayer  
Ice maker valve

## **Bathrooms**

Tile for all bath floors and shower/tub surrounds  
Soaking tub on tiled platform in the master bathroom  
Elegant cabinetry and countertop selections with cultured marble tops  
Pedestal sink in first floor powder bath with choice of hardwood or tile floor  
Full vanity mirror in Master Bath

## **Your Builder**

10 Year Warranty to ensure outstanding quality  
On-site homebuyer orientation prior to closing  
30 Years and 3 generations of building "Award Winning" Homes  
In-house warranty and service department

## **Customization**

Pre-priced upgrades and optional features are available for our standards as well as many other upgrades to customize your new home including cathedral ceilings, conservatories, finished basements and much more.....

