

# The Orchards at Aura

## Included Features

### **Interior**

- 4 bedrooms, 2 1/2 baths
- 2 car garage
- Full basement
- 9 foot ceilings- 1<sup>st</sup> floor
- 1<sup>st</sup> floor study on select models
- Hardwood in foyer
- 4 distinctive door style selections for interior doors
- 2<sup>nd</sup> staircase on Kensington model
- Tray ceiling in owner's suite w/crown molding
- Progress lighting fixtures
- Low VOC interior paints
- Honeywell Energy Star® programmable thermostat
- Energy Star Rated gas heater
- York 14 SEER air conditioner
- Doorbell chime
- Smoke and carbon monoxide detectors
- Satin nickel interior door hardware
- Tankless water heater

### **Kitchen**

- Granite countertops in kitchen and island
- GE Stainless steel appliances (Gas range, microwave, dishwasher & garbage disposal)
- Undermount stainless steel double bowl sink and kitchen faucet w/ spray
- 42" cabinetry with choice of color
- Refrigerator ice maker line hookup
- Recessed lights

### **Baths**

- Semi-frameless shower door in owner's bath
- Ceramic tile shower walls
- Ceramic tile owner's and hall bath floor

### **Baths** (cont'd)

- Moen faucets & shower heads
- Granite tops on all bath vanities
- Curved shower rod in main bath
- Pedestal Sink in Powder Room
- Customized layouts for owner's bath available
- Comfort height vanities

### **Exterior**

- Certaineed Vinyl siding
- GAF Dimensional roof shingles
- Metal roof on front porch (select models)
- PVC coated aluminum fascia
- Ice/water barriers on roof
- Therma Tru Exterior doors
- Wayne Dalton Garage Doors
- Exterior hose bibs & outlets

### **Other Features Included**

- NJ Energy Star® Certification w/3<sup>rd</sup> party verification
- Poured basement with enhanced waterproofing membrane (GMX Ultra Shield)
- Engineered flooring and truss system
- Building envelope air sealed
- Sealed duct work
- Low E, Energy Star® rated windows
- Perimeter drain with sump pump
- Prewiring package for phone/cable/internet
- 200 amp service
- Quality Builders 10 year Warranty
- Public water & sewer
- Expandable and versatile floor plans
- Wide variety of personalized options

Please note: "Living Space" square footage does not include garage or basement areas. All information subject to errors, omissions, change of price and withdrawal without notice. Rendering shown include options not included in base pricing shown above. Please see salesperson for additional information.



*The Difference is in Our Detail!*