

Windermere

STANDARD FEATURES

By Millfield Construction Company

EXTERIOR FEATURES

Insulated fiberglass front door
Carriage style insulated garage doors with glass windows*
Whisper (belt) drive garage door operators w/2 remotes*
30 Year dimensional shingles*
Seamless aluminum gutters and downspouts
Premium Certainteed lifetime warranty vinyl siding*
Flexlite and manufactured stone per plan
Two frostless outside faucets*
Two GFI outside receptacles
140 sq ft brick paver rear patio*
Graded, seeded lawn
Landscaping per plan

ENERGY EFFICIENCY

High efficiency gas furnace
Central A/C, 13 SEER
Digital thermostat
Vinyl Low-E double hung or casement windows w/screens
8' tall sliding patio door or hinged glass door per plan
Fully insulated shell:
House wrap
Exterior walls – R21
Attic/roof – R38
Party walls – R11
Insulated walls between garage & house
Soffit venting and roof ridge vent
50 gallon direct vent gas water heater
200 AMP electrical service

BUILDING STRUCTURE

9' first floor ceilings*
Cathedral ceiling in living rooms, per plan
8' high Superior Wall unfinished basement, per plan
4" perforated corrugated drain applied to all ext footers
Passive radon system
16" OC floor joists
¾" Tongue & Groove, moisture resistant* subfloor, nailed and glued
2'x6' ext. walls, studs at 16" OC w/7/16 structural board
Engineered Roof Trusses w/OSB Sheathing

INTERIOR FEATURES

GE appliance package (white or black):
30", self-cleaning gas range*
Built-in non-vent microwave
Pot-scrubber dishwasher
½ HP garbage disposal*
Ice-maker line*
(3) Phone jacks
(3) Cable TV outlets
Ceiling fan in living room (Craftmade or equal)*
Quiet master bath fan*
Recess Lights (6", 10-16 per plan)
ICI paint, one color, flat on walls/ceiling; semi-gloss on trim.

INTERIOR FINISH

Painted wood window sills
2-Panel archtop doors*
Schlage brushed nickel, flair handle hardware*
Yorktowne (Up to Group 6) oak, maple, cherry, cabinets*
Laminate kitchen countertops w/4" backsplash
One-piece cultured marble vanity tops
S.S. double-bowl kitchen sink
Moen chrome plumbing fixtures*
Shower door on showers only, chrome/clear
Chrome towel bar, ring and paper holder per plan
Progress, brushed nickel light fixtures
Low maintenance vinyl flooring
Plush carpet on 6 lb. Pad (Shaw or equal)*
Oak hardwood in foyer (Shaw or equal) per plan*
Ceramic tile floor (Group A tile) in owners bath*
Vinyl white-coated wire rack shelving:
Clothes closets – Free-slide*
Pantry/linen closets – 4 Shelves/9' ceilings; 3 Shelves/8'

SAFETY FEATURES

Hardwired smoke detectors with battery back-ups in all bedrooms plus one combo carbon monoxide detector per Floor
GFI outlets in kitchen, bathrooms and garage
2-hour UL rated firewall between homes, fiberglass insulation both sides*
Egress as required by code

Marketed Exclusively by:



717-533-6222 (Office)

