

# FALCON CREST

## New Homes by DelGrippo Builders

### Standard Features List

#### Utilities & Improvements

- Public Water & Public Sewer
- Underground Utilities
- Propane Gas
- 200 Amp Electric Service

#### Quality Exterior Features

*All Exterior Materials Have Been Carefully Selected to Create a High-Quality Appearance, Yet Minimize Future Maintenance.*

- Exterior Front Elevations in Selected Models Offering a Variety of Siding Color Selections.
- Color Coordinated Aluminum Gutters & Downspouts
- Dimensional Roof Shingles. Available in various colors.
- Ridge & Soffit Venting for Summer Cooling & Reduced Condensation in Winter
- Vinyl Low E Single-Hung Insulated Windows with Screen & Grids that Tilt in For Easy Cleaning
- Color Coordinated Shutters on Selected Windows
- Front- Entry Two-Car Attached Garage with Insulated 8' x 7' Metal Doors.
- Garages Fully Insulated & Drywalled
- Insulated Metal Front Entry Door (With Side Lights on Selected Models)
- Private Covered Front Entry in Selected Models
- 5 x 5 Turnstyle Porch Post
- Two Exterior Frost-Proof Hose Bibs
- Two Exterior Weatherproof GFI Safety Electrical Outlets
- Concrete Service Walkways to Asphalt Driveway
- Exterior Lighting at Each Entry
- 10" Poured Concrete Basement Walls With Steel I Beams
- Exterior Perimeter Drain with Waterproofing
- Egress Basement Window with Window Well
- Sump Pump provided in All
- 2 x 4 Exterior Construction

#### Distinctive Interior Features

*All Interior Floor Plan Features Have Been Carefully Selected to Fulfill Your Needs & Accommodate Your Lifestyle*

- Front Door Chimes
- Dramatic Two-Story Entry Foyer with Chandelier & Elegant Oak ¾" Tongue & Groove Hardwood Flooring
- Oak Railing on Staircase with Painted White Spindles
- 9' Ceilings throughout the Entire First Floor. Impressive Vaulted, Sloped Ceilings in Selected Models
- First Floor Office or Study in Selected Models
- Crown Molding in Formal Living & Dining Rooms
- Chair Rail Molding in Dining Room
- Custom Crafted Wood Molding: 2.5" Window Casement & 3.5" Baseboard
- Decorative Tray Ceiling in Master Bedroom
- Convenient Rear Staircase in Selected Models Only
- Fireside Family Room with Effortless Gas Fireplace with Black Slate Surround
- First Floor Powder Room with Pedestal Sink & Hardwood Flooring
- Laundry Room with Wash Tub & Vinyl Flooring
- Classic Six-Panel Colonial Doors Throughout with Brass Knobs
- Vinyl Clad Closet Shelving
- Plush Wall to Wall Carpeting & Padding Provided from Builder's Standard Selections
- Master Bedroom Suite with Sizeable Walk-In Closet
- TV Cable & Telephone Outlets in Two Selected Rooms



BUILDERS • DEVELOPERS

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#### Energy Efficient Features

- *Comfortable Natural Gas Forced-Air Heating With 95% Efficiency*
- *Economical 13 SEER Central Air Conditioning*
- *Insulation House Wrap*
- *Insulation R-17 Walls, R-30 Ceilings*
- *Multi-Stage Thermal Detailing to Maximize Energy Efficiency*
- *Vinyl Low E Single-Hung Insulated Windows with Screens & Grids that Tilt In for Easy Cleaning*
- *High Efficiency 50 Gallon Natural Gas Hot Water Heater*
- *Roof Vent & Vented Soffit to Maximize Attic Ventilation*
- *Insulated Entry Doors*

#### Luxurious Bath Features

- *2-1/2 Baths in All Models*
- *Lavish Master Bath with Platform Soaking Tub & Separate 4' Fiberglass One-Piece Shower Stall with Glass Doors*
- *Double-Bowl, Cultured Marble Vanity Tops in Master and Hall Baths with 35" Vanities*
- *Oversized Mirrors*
- *Anti-Scalding Chrome Shower Faucets*
- *Moen Chrome, Single-Lever Faucets*
- *Linen Closets in Selected Models*
- *6 x 6 Ceramic Tile Flooring in White or Bone*
- *Ample Strip Lighting*
- *White Plumbing Fixtures*

#### Designer Kitchen Features

*Beautifully Appointed Kitchen with Breakfast Area & Sliding Door Leading to Rear Yard*

- *Abundant Choices of Rich Aristokraft Maple Cabinetry*
- *A Wide Variety of Granite Countertops*
- *Quality GE Appliances: Gas Range with Self-Cleaning Oven, Multi-Cycle Dishwasher & Microwave Above Range*
- *High Speed Garbage Disposal*
- *Single-Bowl Stainless Steel Undermount Sink*
- *Single-Lever Moen Faucet with Salora Lifeshine Finish*
- *No-Wax Vinyl Flooring*
- *Convenient Pantry Closet*
- *Generous Island*
- *Ample Lighting in Breakfast Area & Kitchen*
- *Icemaker Line with Shut-Off Valve*

