

James Engle

CUSTOM HOMES, LLC

The Princeton Reverse

Reverse 1.5 Story, 4 Bedrooms, 3 Baths, 2355+/- square feet
\$378,000 + Lot



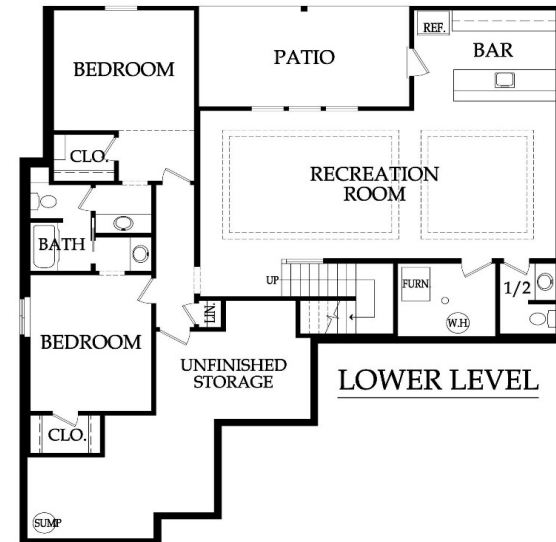
Modern Elevation



Cape Cod Elevation



MAIN LEVEL



LOWER LEVEL

Pricing, square footage, renderings, etc are deemed reliable but not guaranteed, and are subject to change without notice. City/subdivision requirements may affect pricing. Consult Builder for details.

www.JamesEngle.com (866) 782-2220

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STANDARD FEATURES

APPLIANCES Stainless steel appliance package allowance - dishwasher, wall oven, microwave, and gas cooktop with hood vented to the exterior Ice maker water line at opening for Kitchen refrigerator	PLUMBING AND FIXTURES 50 gallon gas water heater Oil rubbed bronze or stainless steel fixtures – Kitchen, MBA & 1/2 Bath Chrome fixtures at all remaining locations 2 shower heads in Master shower
CABINETS AND COUNTER TOPS Level 1 granite/quartz Kitchen tops with std edge & undermount stainless steel sink Stained custom Kitchen cabinets, raised end panels, hidden hinges, oversized crown & std hardware Synthetic granite bathroom vanity tops 7/8 extension soft-close drawer guide: Kitchen, Prep Kit (per plan) & MBA; full ext Kit trash rollout 1 upper & 1 lower enameled cabinet with laminate top at Laundry Room	One-piece white fiberglass shower/tub units, unless specified otherwise under "Flooring & Tile" Jetted 36x60 tub at Master Bath with ceramic tile surround Drop-in laundry sink Garbage disposal with air ride switch in Kitchen Sump pump in basement Passive radon vent with 1 outlet in attic for future finish; 2 exterior hose bibs
ELECTRICAL AND LOW VOLTAGE 200 AMP service panel with breakers LED bulbs in all can lights and keyless fixtures Pre-wiring for basic security system and for 4-zone whole house audio system Pre-wiring for 7 media outlets and 1 phone outlet Pre-wiring & switch for ceiling fans in secondary Bedrooms Ceiling fan installation included at Great Rm, MBR & Covered Porch (fans selected in lighting allowance) Weather proof exterior outlets at exterior doors (excludes door into house from garage)	FIREPLACE, TRIM AND MIRRORS Direct vent fireplace with floor-to-ceiling wood façade and tile surround Boot bench in Mud Room Choice of oil rubbed bronze or brushed nickel door knobs and hinges Wrought iron spindles, wood end caps and square capped newel posts Heavy, frameless, swinging, clear glass Master shower door Trim wrapped mirrors at Master Bath vanities
FLOORING AND TILE Ceramic tile floors in Master Bath, Laundry and secondary Baths Ceramic tile backsplash in Kitchen Ceramic tile walls and floor in Master shower Choice of standard hardwood floors: 2 1/4" red/white site finished oak or 8 pre-finished options Hardwood floors in Entry, Kitchen, Dining, Great Room, Garage Hall, Master Bedroom Hall Upgraded standard carpet allowance and 6# pad	"MI" BRAND WINDOWS & EXTERIOR DOORS, FRONT DOOR White or tan vinyl windows, fixed or single hung with screens Argon gas filled windows with Low "E" glass Textured fiberglass 6'8" tall fiberglass front door with 2 direct-set clear glass sidelights
HEATING AND AIR CONDITIONING 18 SEER A/C with iComfort wifi thermostat, 96% efficiency single stage gas furnace & humidifier	WARRANTY AND SERVICES 1 year James Engle Custom Homes provided warranty program 24-hour emergency warranty service Quality assurance walk through occurs at 60 days and at 11 months after closing
INSULATION, GARAGE DOORS AND OPENERS Energy saving air seal foam & caulk package R-15 blown-in wall insulation & R-49 attic insulation (excluding Garage & vaults) Tyvek Home Wrap at LP Smart panel siding; Zip System at lap/shake/stucco/stone/brick elevations Steel insulated garage door (16'x8') Liftmaster Premium Series #8365-267 ½hp chain drive opener, 2 remotes & 1 exterior keypad	SITE WORK Landscaping Allowance of \$1,500, unless specified otherwise in C.U.P. Fully sodded lot with fescue sod, up to 12,000 sq. ft., unless specified otherwise in C.U.P. Up to 42' of 3 to 2-1/2 car wide driveway inclusive of the city approach Site Cost coverage – up to \$7,500 (see JECH Addendum)
PLANS Approx 19'x9' covered patio with ceiling fan Finished lower level with rec room, wet bar, 2 bedrooms and bath 30 year asphalt shingles, "Weathered Wood" in color with ice & water shield Approx. 9' foundation walls (not ceiling height) and 9' ceilings on main level Front elevations with LP lap siding, LP smartside shake shingles, stucco & stone accents (per plan) LP® SmartSide® Trim & Siding	JAMES ENGLE CUSTOM HOMES ADVANTAGE PROGRAM HVAC ductwork professionally cleaned by a third party at closing Minimum of six on-site meetings with builder and homeowner Personal online access - download/print plot plan, floor plans, sign change orders & track costs Plumbing drain lines professionally inspected/cleared at closing Oversized 39 gallon sump pit with potential to seal in conjunction with optional radon mitigation Quality assurance 600-item check list reviewed with homeowner prior to closing Written Home Owner Manual outlining the building process, home maintenance & much more In-house architect customization of James Engle Custom Homes' designs at no additional charge Personalize your home when you meet with our Designer to make many of your décor selections

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