

The Princeton Reverse

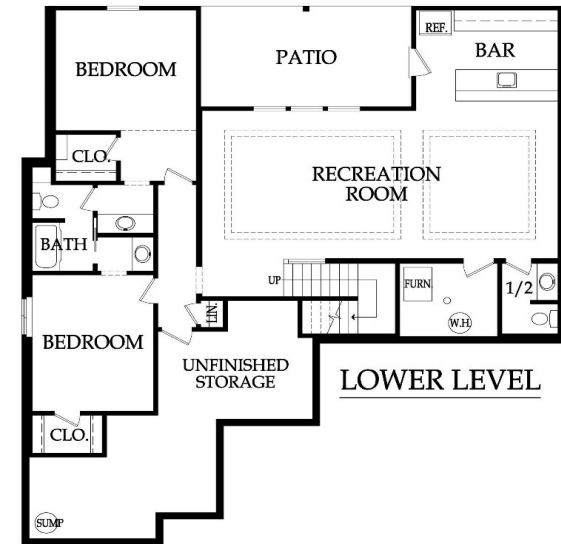
Reverse 1.5 Story, 4 Bedrooms, 3.5 Baths, 3046+/- square feet
See Website for Pricing - www.jamesengle.com/plans



Modern Elevation



Cape Cod Elevation



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.

James Engle

CUSTOM HOMES, LLC

The Princeton Reverse STANDARD FEATURES

APPLIANCES	PLUMBING AND FIXTURES
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	50 gallon gas water heater ORB, Black or Stainless steel plumbing fixtures in Kitchen, MBA & 1/2 Bath ORB, Black or Stainless steel plumbing fixtures at all remaining locations 2 shower heads in Master shower and 1 comfort height elongated toilet in MBA & 1/2 Bath 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
CABINETS AND COUNTER TOPS	FIREPLACE, TRIM AND MIRRORS
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	Direct vent fireplace with floor-to-ceiling stone façade and wood mantle 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
ELECTRICAL AND LOW VOLTAGE	"MI" BRAND WINDOWS & EXTERIOR DOORS, FRONT DOOR
200 AMP service panel with breakers LED light 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)	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
FLOORING AND TILE	WARRANTY AND SERVICES
Ceramic tile floors in Master Bath, Laundry, secondary Baths and lower level bar Ceramic tile Kitchen & lower level bar backsplash Ceramic tile walls and floor in Master shower; ceramic tile walls in main level 3/4 Bath 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	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
HEATING AND AIR CONDITIONING	SITE WORK
18 SEER A/C with iComfort wifi thermostat, 96% efficiency single stage gas furnace & humidifier	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)
INSULATION, GARAGE DOORS AND OPENERS	JAMES ENGLE CUSTOM HOMES ADVANTAGE PROGRAM
Energy saving air seal foam & caulk package R-15 blown-in wall insulation & R-49 attic insulation (excluding Garage & vaults) Huber Zip Panel System for all exterior walls of the home Steel insulated garage door (16'x8') Liftmaster Premium Series #8365-267 1/2hp chain drive opener, 2 remotes & 1 exterior keypad	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
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 Concrete foundation egress well(s) Fronts: James Hardie Lap siding, shake shingles, board & battens. Stucco/stone accents (per plan) Sides & Rear: James Hardie Lap siding and trim with LP® SmartSide® Fascia and Soffit	

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