

# Deal Warner Estates

*A Martelli Signature Home Ownership Opportunity*

## Standard Appointments & Features

### FOUNDATION

- Poured Solid 8" Concrete Walls
- Exterior Foundation Drainage with 4" Drain-pipe / Gravel
- 4" Poured Basement Slab, Garage
- Sump Pit
- Four (4) Energy Efficient Insulated Vinyl Basement Windows

### EXTERIOR CONSTRUCTION

- Low Maintenance CertainTeed Vinyl Siding on Sides and Back
- Low Maintenance CertainTeed Cedar Impression Vinyl Siding (Front Only),
- Stucco Façade on Front of Select Models
  - Vinyl Soffits
  - Aluminum Fascia
- Aluminum Seamless Gutters / Leaders 5"
- Timberline GAF Lifetime Asphalt Roof
  - Therna-Tru Front Door Front Door Allowance \$1,200.00
  - Steel Raised Panel Value Series Insulated Garage Doors with Openers
- Anderson 200 Series High Performance Windows
  - Asphalt Driveway
  - Seed & Straw Front, Rear and Side Yard
  - 4" Azek Trim Around Windows
  - 4' Wide paver walkway to driveway
  - Lime Stone Forches

### KITCHEN

- Custom BirchCraft Cabinets featuring ¾" Thick Solid Plywood Frames, Raised Panel 5/8" Full Overlay Doors (Paint Grade), Drawers 5/8" Raised Panel with Dovetailed Corners, All Doors/Drawers feature Soft Touch Closing Hardware

### KITCHEN con't

- 39" Standard Wall Cabinets
- Wood Range Hoods
- Appliance Allowance of \$ 11,000
- Granite Top Allowance of \$ 5,000
- Kitchen Allowance \$16,000

### ELECTRIC • PLUMBING • UTILITIES

- 2-Zone Rheem HVAC - 92% Furnaces 13 Seer AC Units Returns in All Rooms
- Pex water Supply Lines throughout
- Energy Efficient 50 Gallon Hot Water Heater
- 200 Amp Electric Service
- Sixteen (16) Recessed Lights
- Two (2) Frost Free Hose Bibs
- Two (2) Exterior Waterproof Electronic Outlets
- Plumbing Fixture Allowance \$11,000

### INTERIOR FEATURES

- Two (2) Story Entry Foyer (Select Models)
  - 9' Ceilings on 1st Floor
- 7' Doors on 1st Floor with Raised 2 Panel 1 3/8" Solid Core
- 8' Ceilings on 2nd Floor
- 6'8" Doors on 2nd Floor with Raised 2 Panel 1 3/8" Solid Core
- Poplar / Oak Stairs with 1 ¾" Wood Ballusters (Painted)
- Pre-wired Telephone and Cable Outlets, Seven (7) of each

### INTERIOR FEATURES con't

- Wood Burning Fire Place with Painted Mantle and Tile Surround / Hearth
- 3" Window and Door Casings
  - 5 ¼" Base Molding
- 7" Crown Molding in Dining Room
- Laundry Room with Washer / Dryer Hook up
- Metal Ventilated Closet Shelving
- Schlage Door Hardware
- Paint Three (3) Colors, Trim, Ceiling, & Walls
- 3 ½" Red Oak Flooring - entire 1st Floor (Excludes Kitchen), & 2nd Floor Hallway
- Stain Master Carpeting in Bedrooms \$3 Sq. Ft. Allowance
- Ceramic Tile in All Baths, Floors and Wet Areas Only \$5 Sq. Ft. Allowance
  - Vanity Allowance of \$ 3,500
- Frameless Glass Shower Doors (Shower Stalls Only)
  - Vent Fans in All Baths

### QUALITY ASSURANCE & WARRANTIES

- 2-10 Home Buyers Warranty
- Manufacturers Limited Warranties
- Registered with Home Builders Association of NJ

### Contact

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All materials are subject to change without prior notice.

**Martelli**  
SIGNATURE HOMES