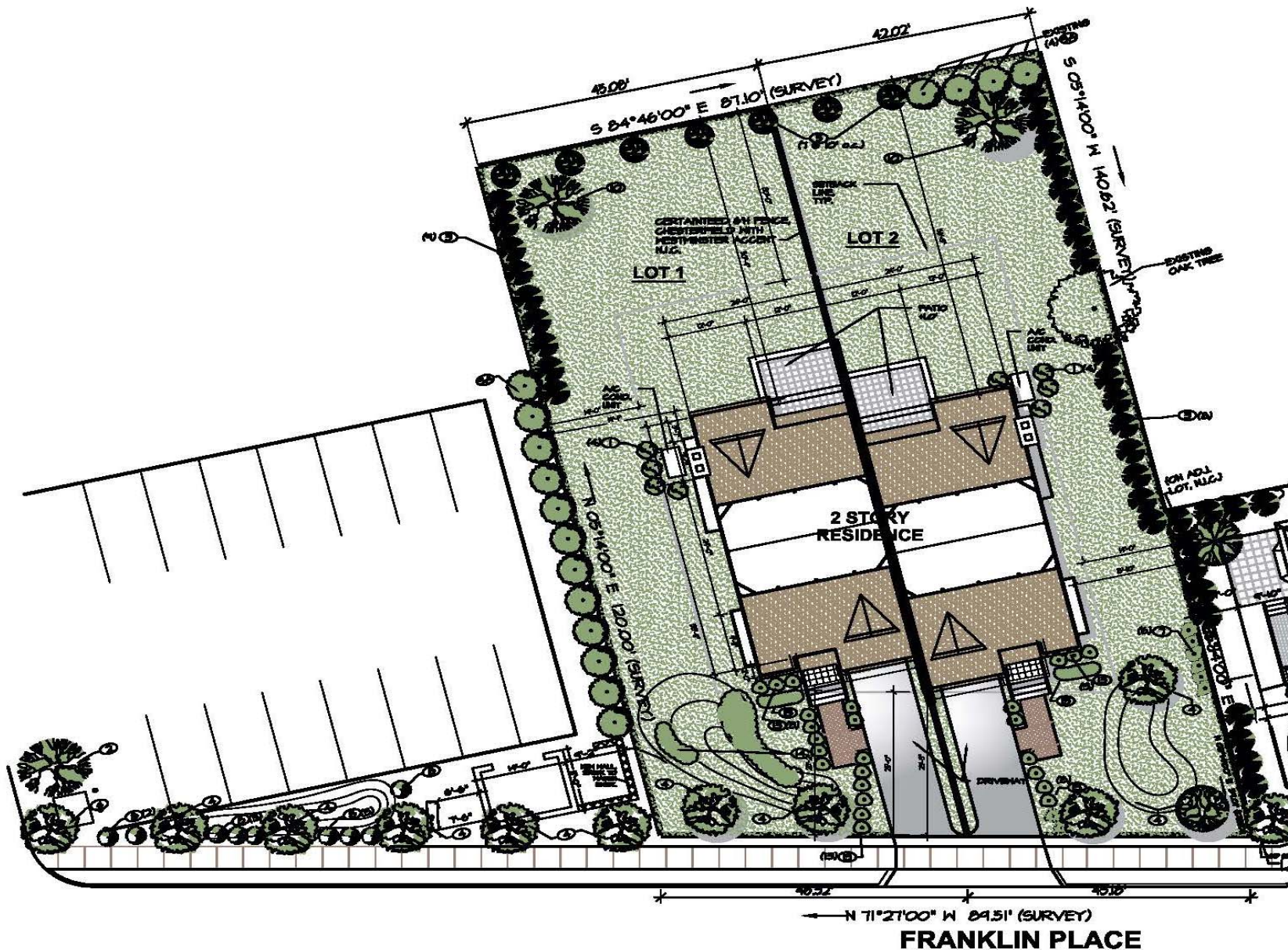




**THE VILLAGE
COURTYARD**

Twin Houses: 73 & 71 Franklin Place

The information contained herein is subject to errors, omissions, changes, withdrawals, deletions and is not guaranteed All information of special interest should be obtained through independent verification.



IRVING PLACE



Site Plan Location: Twin Houses

The information contained herein is subject to errors, omissions, changes, withdrawals, deletions and is not guaranteed All information of special interest should be obtained through independent verification.

TWIN HOUSES SPECIFICATIONS

Total Square Feet: 2652sf

Level 1: 823 sf | Level 2: 1006sf | Lower Level: 823sf | Garage: 276sf

Three exposures

1 Car oversized garage with direct access

Three levels, 6 Rooms, 3 bedrooms and 3 ½ bath

Exterior Infrastructure and Amenities

Stone veneer, HardiPlank and Azek

Windows by Pella Proline series

Exterior walls insulated with R-19 insulation Roof insulation R-30

Exterior doors by Thermatru

External and internal hose bibs for each unit

The follow roof types have been incorporated with 20 Year Warranty: EPDM (Ethylene Propylene Diene Terpolymere) also known as single ply roofing membrane, GAF Timberline Shingle Ultra, standing seam metal roofing as accents

Weatherproof electrical outlet at front and back

Driveway is macadam edged with Belgium block

Gutters: gutters and leader have been connected to underground 4" schedule 40 PVC leaders which terminate in a large underground dry-well.

Landscaping and Hardscaping:

Comprehensive landscape package, extensive planting beds and deciduous trees

Bluestone patio off family room and kitchen with privacy fence

Lawn and landscaping are sprinklered, controlled by homeowner from garage location

Concrete brick paver walkway to front door

Oversized private fenced in yard with metal gate



Features: Twin Houses

The information contained herein is subject to errors, omissions, changes, withdrawals, deletions and is not guaranteed All information of special interest should be obtained through independent verification.

Interior Infrastructure and Amenities

Each housing units is a separate entity with dividing fire walls. Each unit stands alone as a home between fire walls. The fire walls are designed for fireproof reasons as well as acoustic sound. Door chime for front entry door

Ceiling height: level1: 9 ' level 2: 8 ' Lower level: 8' 10"

Interior doors by Reeb Millwork, Craftman Style (3) panel

Flooring: Level 1 & 2: oak hardwood 3 1/4" thick Lower level: vinyl / wood grain, wide plank

Two zone high efficiency forced air heating and cooling by York LX Series

The interior walls are gypsum board, with crown molding

Kitchen and bathroom fixtures by Kohler

Dishwasher, refrigerator and stove by Kitchenaid®, microwave drawer by Sharp & garbage disposal

Circulating hot water heater by Rheem (75 gallons)

Generous lighting package, high hats in each room

Garage is finished with gypsum and painted. Garage doors are automatic and are insulated. Garage ceilings have fireguard gypsum board

Each home has a mechanical room including 200AMP electric panel

Direct vent fireplace in family room with custom mantel and marble surround

Each home has a central staircase with landing

Central vacuum by Electrolux® with 4 inlet locations

Master bedroom suite with two walk in closet, exterior balcony and attic with full down stair access

Oversized laundry room with sink and cabinets

Pella sliding glass door leading from kitchen to rear yard and patio

TV, Phone & Internet

Each home has prewired infrastructure for telephone, and high speed networking.

Smoke and Carbon Dioxide Monitoring:

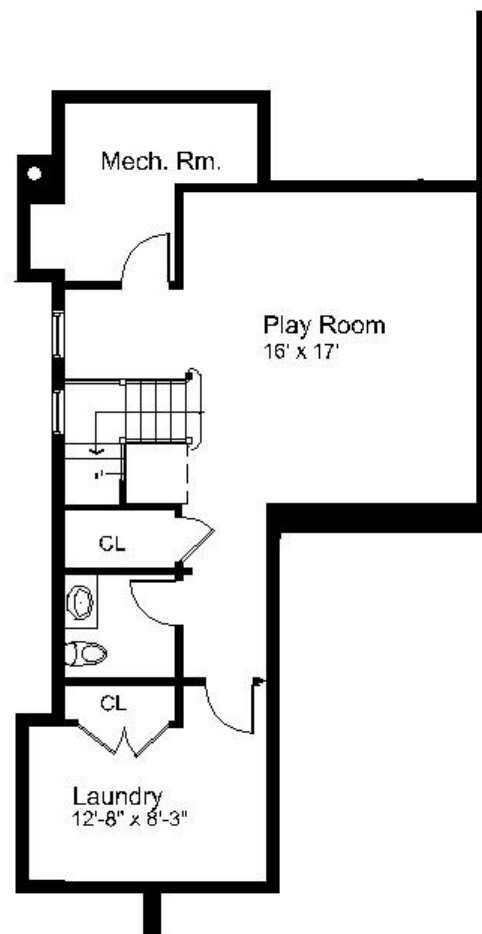
Each unit is attached to a fire alarm system which rings within the Fire Department of the City of Summit . Carbon dioxide detectors installed as per code.



Features: Twin Houses

The information contained herein is subject to errors, omissions, changes, withdrawals, deletions and is not guaranteed All information of special interest should be obtained through independent verification.

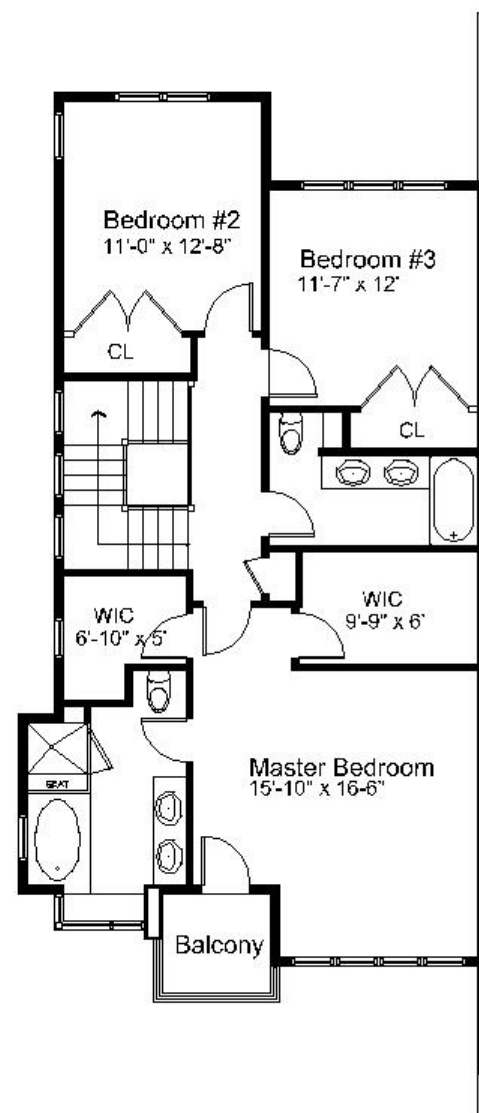
LOWER LEVEL



FIRST FLOOR



SECOND FLOOR



Floor Plan Twin Houses: 73 Franklin Place