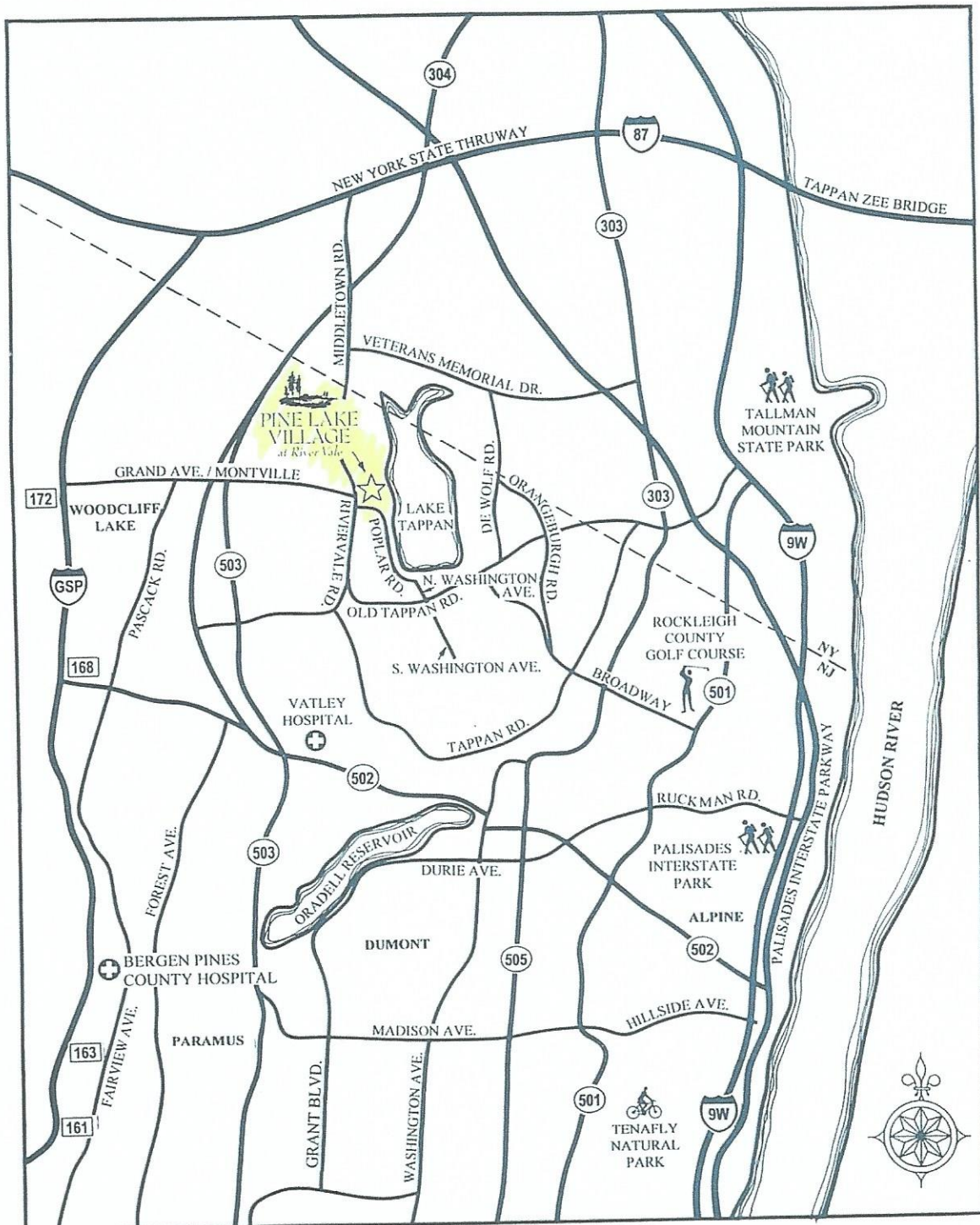
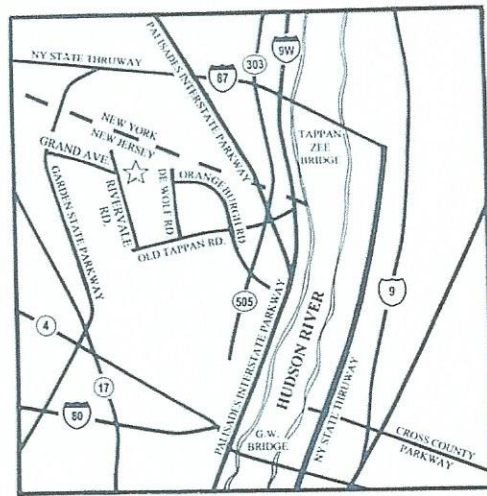


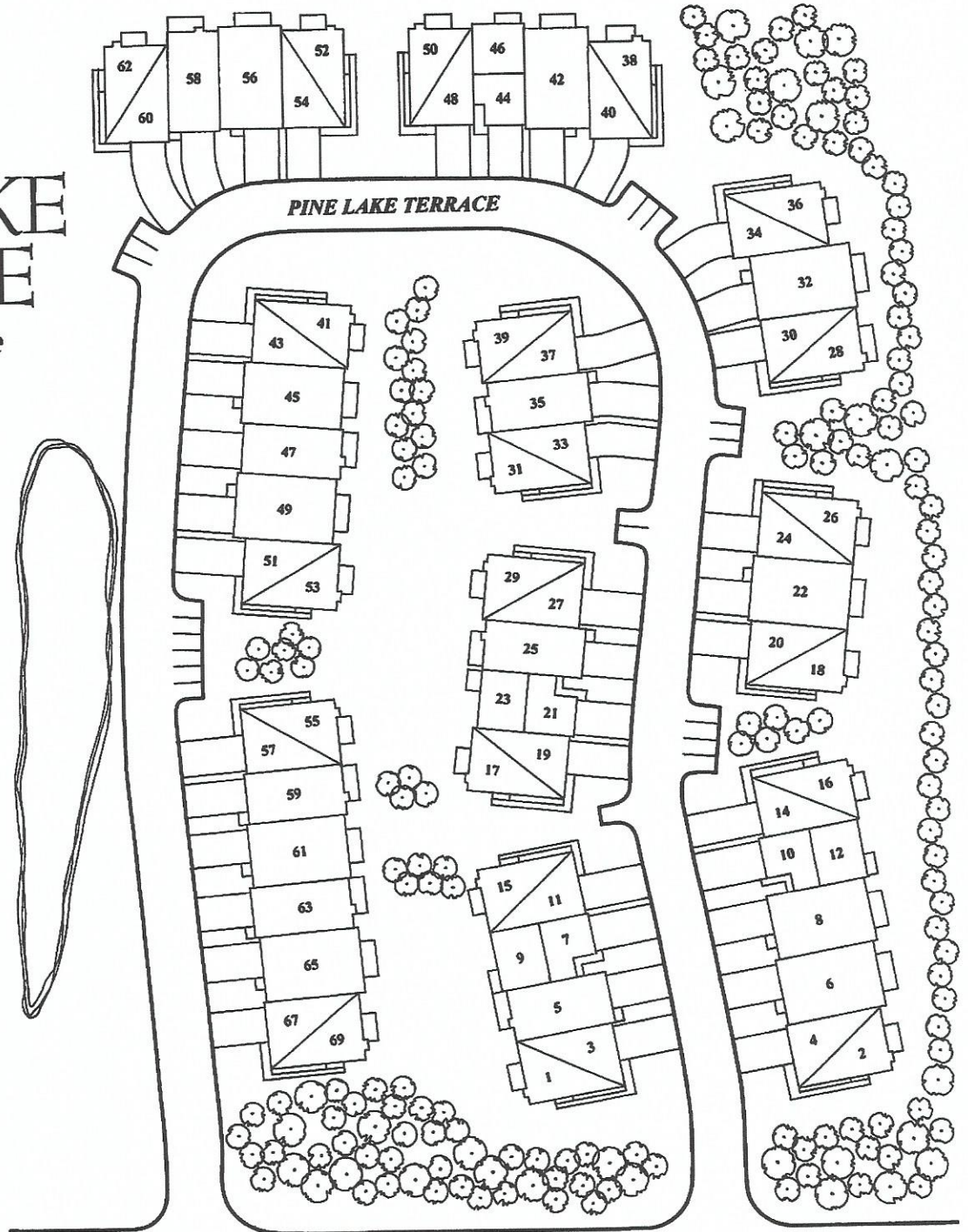
PINE LAKE
VILLAGE
at River Vale





PINE LAKE VILLAGE

at River Vale





PINE LAKE VILLAGE *at River Vale*

Quality Standard Features

EXTERIOR

- Maintenance free, perfection shingle "Cedar" look
- Brick or stone front elevations
- Underground sprinkler systems for selected areas
- Baked enamel aluminum leaders and gutters with screens
- Dimensional roof shingles with a 25 year guarantee
- Roof shingles installed with ice and water shield
- Treated wood decks
- Professional landscaping with abundant plantings
- Termite treatment with warranty
- Paved driveways
- Insulated front door with brass kickplate and knocker – some with side lights
- Fully sheetrocked one or two car garages with interior access to home
- Belgium block curbing

KITCHEN

- Exclusive 42" upper kitchen cabinets
- Choice of formica countertops with beveled edge and backsplash
- GE appliance package includes self clean gas range with Spacemaker microwave and dishwasher
- Stainless steel kitchen sink with vegetable bowl

WATER-SAVING PLUMBING

- Single-lever washerless faucets by Moen
- Energy efficient 75 gallon gas hot water heater
- Scald free pressure balanced shower valves
- Frost resistant hose bib
- Washer and gas dryer connections in the laundry area

LUXURIOUS BATHROOMS

- Elegant master bath includes two lavatories with vanities, large soaking tub, separate shower and oversized mirrors
- Pedestal sink in powder room
- KOHLER fixtures
- Ceramic tile tub surround in second bath
- Ceramic tile floors in all baths
- Ceramic tiled shower with tempered glass enclosure in master bath
- Water saver water closets
- Vanities with oversized wall mirrors
- Decorative lighting

ELECTRICAL

- 150 AMP service
- Interconnected smoke detectors at every bedroom with battery back-up
- Door chimes
- Quality lighting fixtures
- Brass lighting fixture at front entry in some homes
- All-weather GFI electrical outlet (exterior)
- Kallian's advanced wiring package

UTILITIES

- Underground utilities
- City sewers
- Public water system
- Cable television

FLOORING

- Bruce® hardwood flooring in entry foyers
- Standard Shaw® carpeting – choice of colors
- Durable vinyl composite tile in laundry room

INTERIOR

- Full basements in most homes
- Dramatic 9 ft. ceilings throughout first floor in most homes
- Volume ceilings in most master bedrooms
- Gas burning fireplaces
- Spectacular two story living rooms in select homes
- Eat in kitchen or breakfast rooms in most homes
- Central heating and air conditioning
- Ample closets with ventilated shelving
- Stained solid oak interior handrails
- Premium door hardware
- Two coats of durable high quality off-white paint
- Six panel interior doors
- Direct access from garage to interior of home

ENERGY-SAVING FEATURES

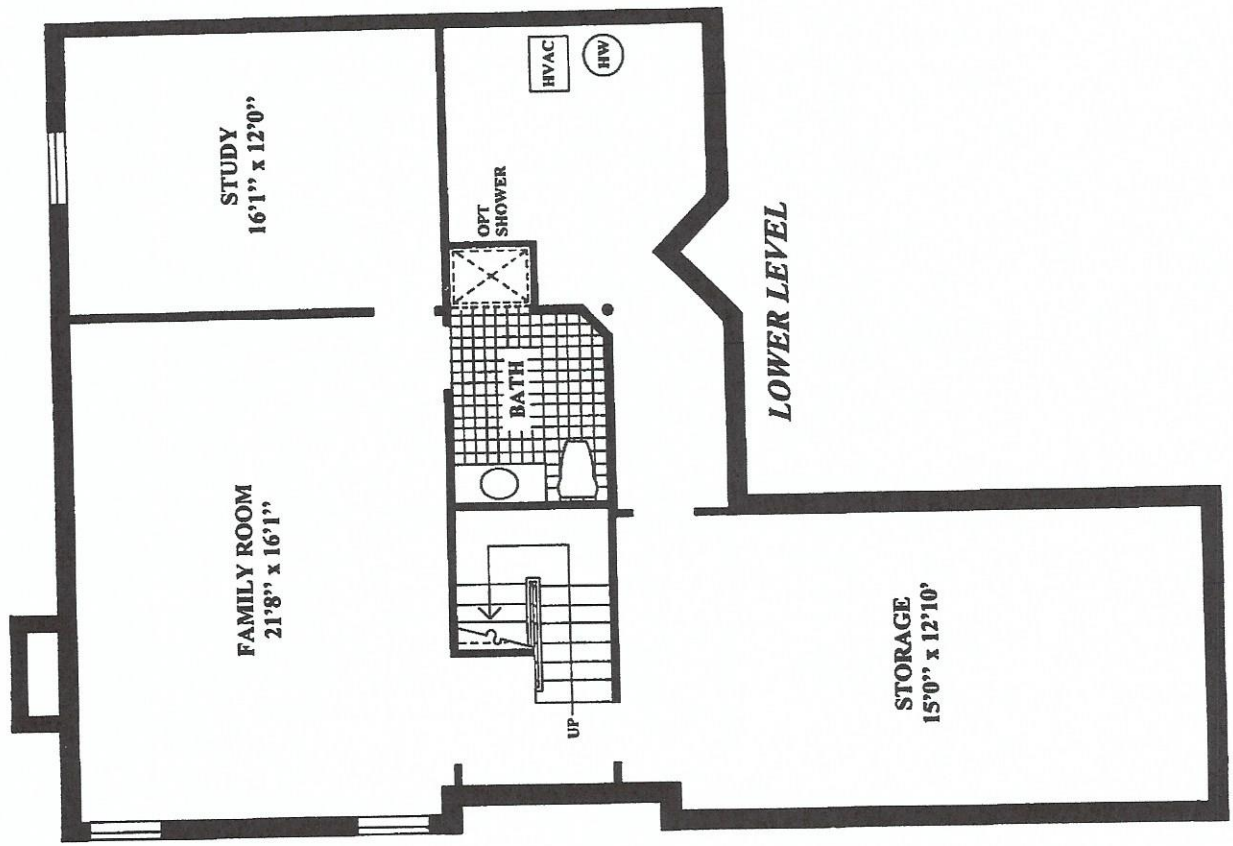
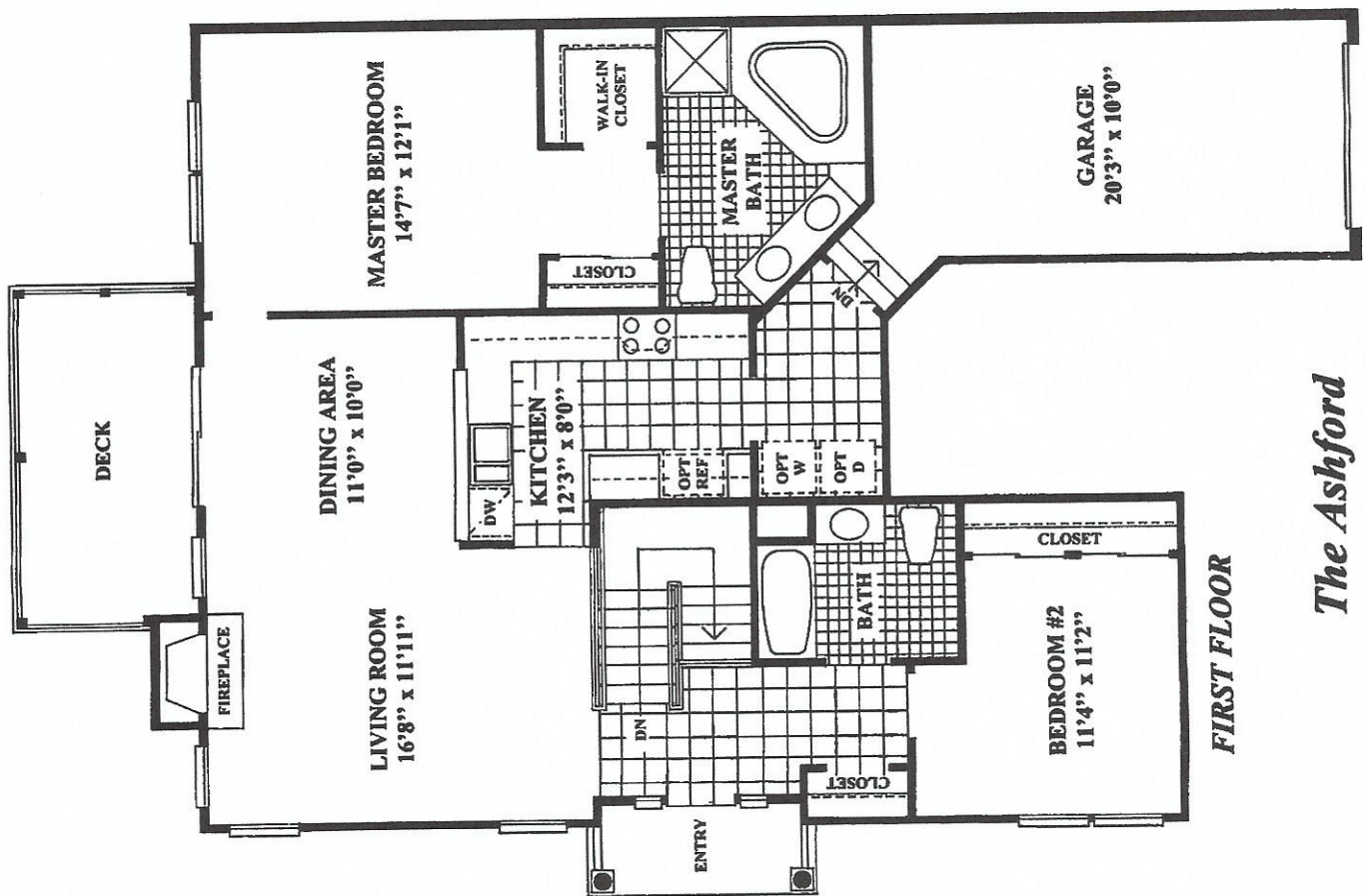
- Two zone air conditioning and heating system in townhome models
- 10+ SEER efficiency rating on central air conditioning units
- 90%+ high efficiency gas forced air heating system
- Quick recovery gas hot water heater
- R-30 fiberglass ceiling insulation
- R-13 fiberglass sidewall insulation
- Double hung Andersen windows and screens
- Double safety glazed sliding door
- Stain-grade, fiberglass insulated entry door with integral weatherstripping
- Energy efficient set back clock thermostat

WARRANTY

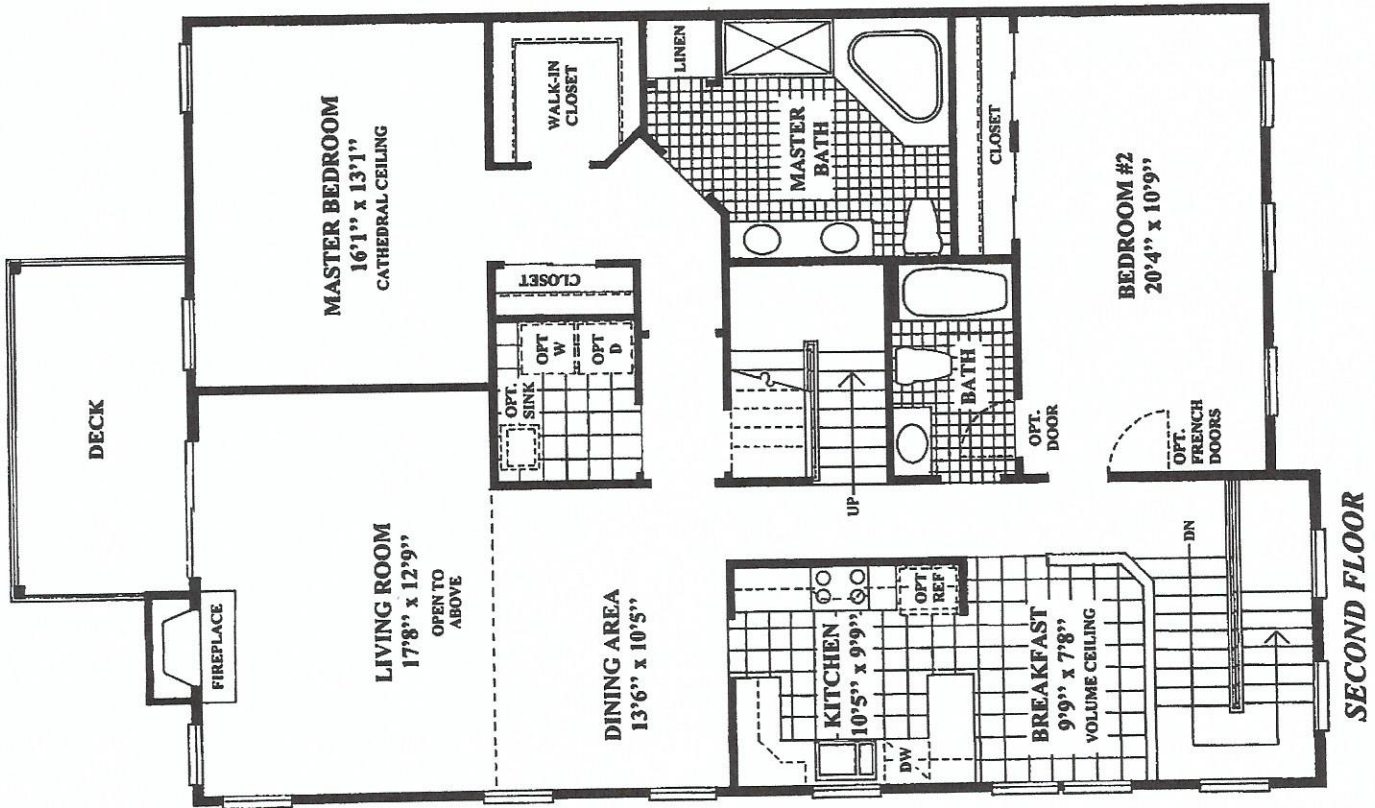
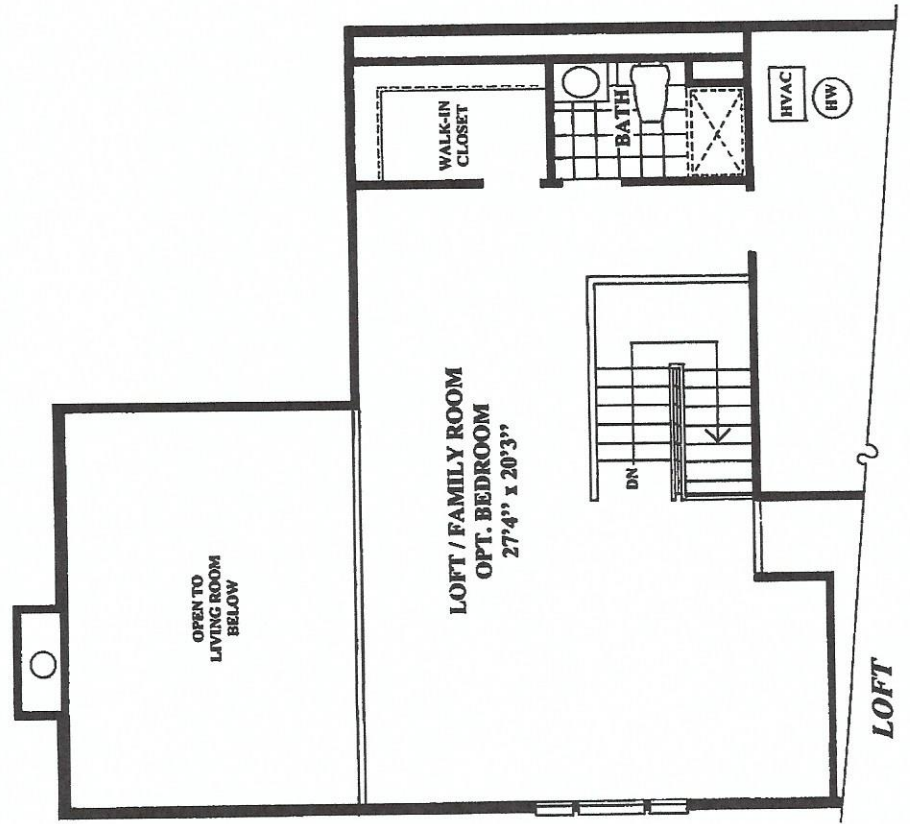
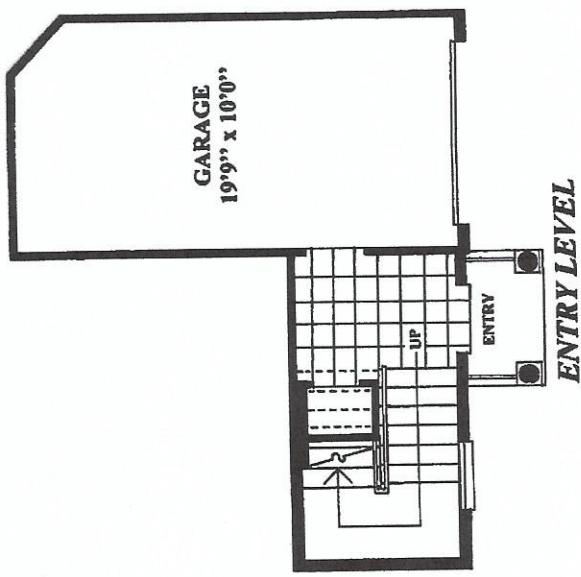
- Residential Warranty Corporation which is a State Certified and approved 10 year warranty program

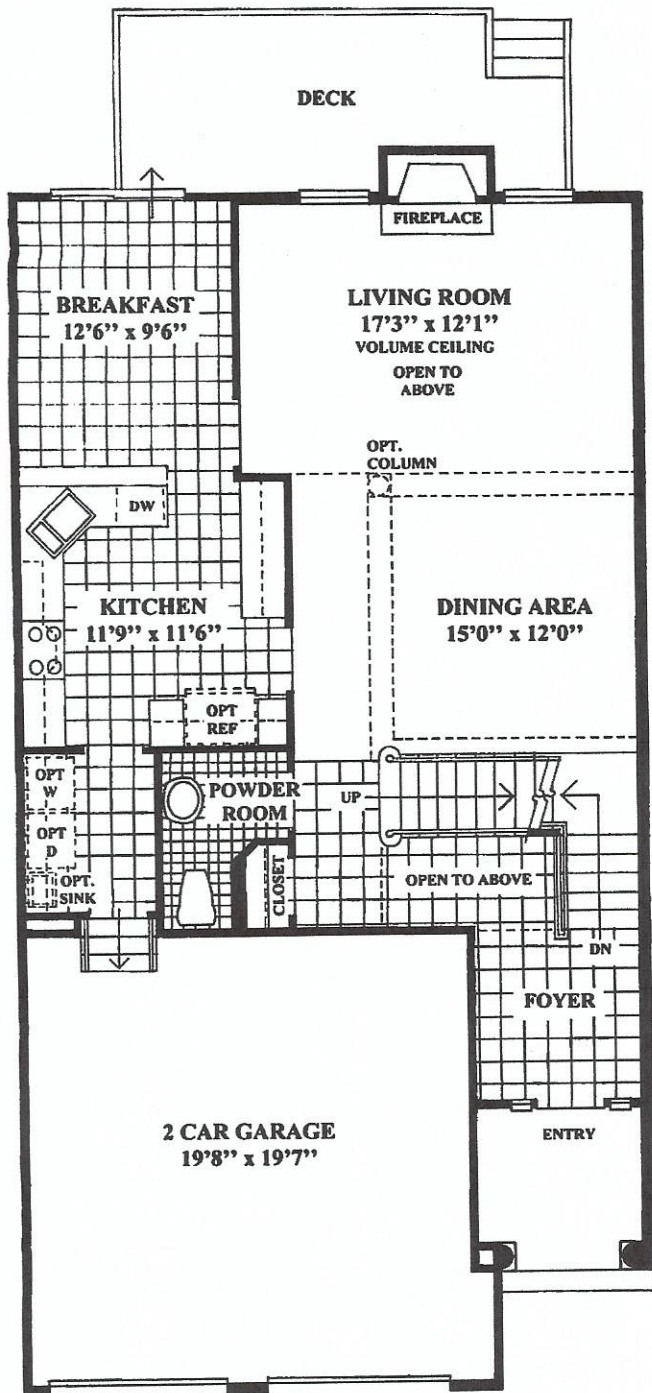
PERSONALIZED OPTIONS

- Ask your sales representative for our complete list of custom optional features including finished basements, whirlpool tubs, marble floors and much more.
- Compound and materials may be substituted by the builder for those of similar or better quality depending upon supply availabilities.



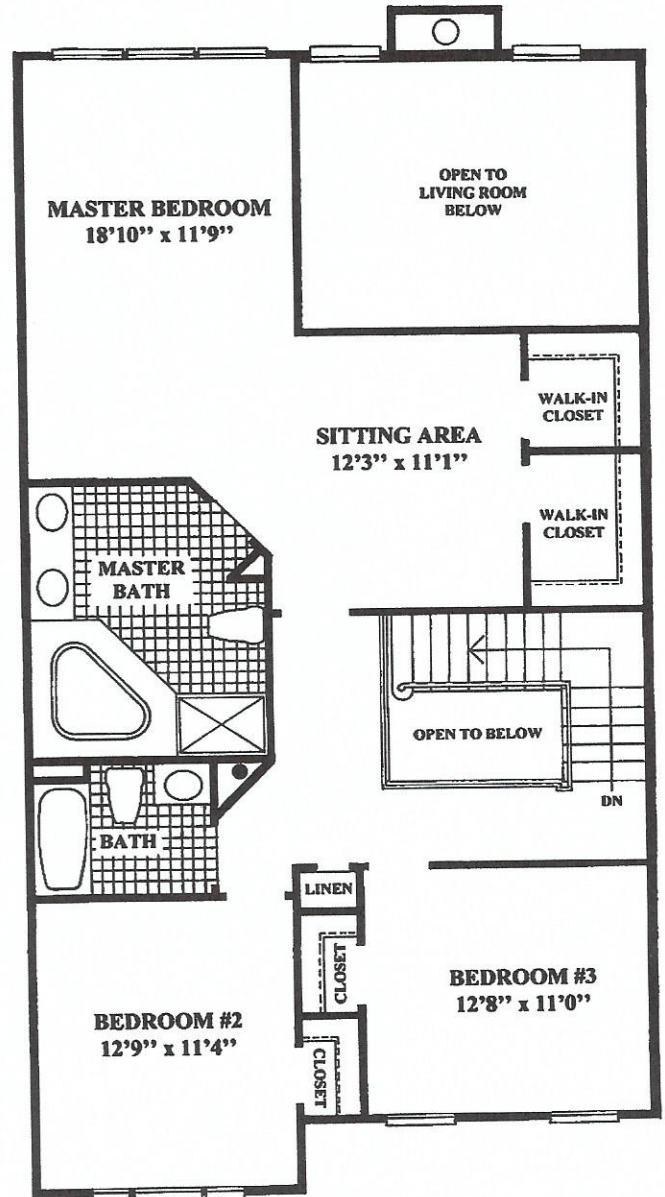
The Ashford



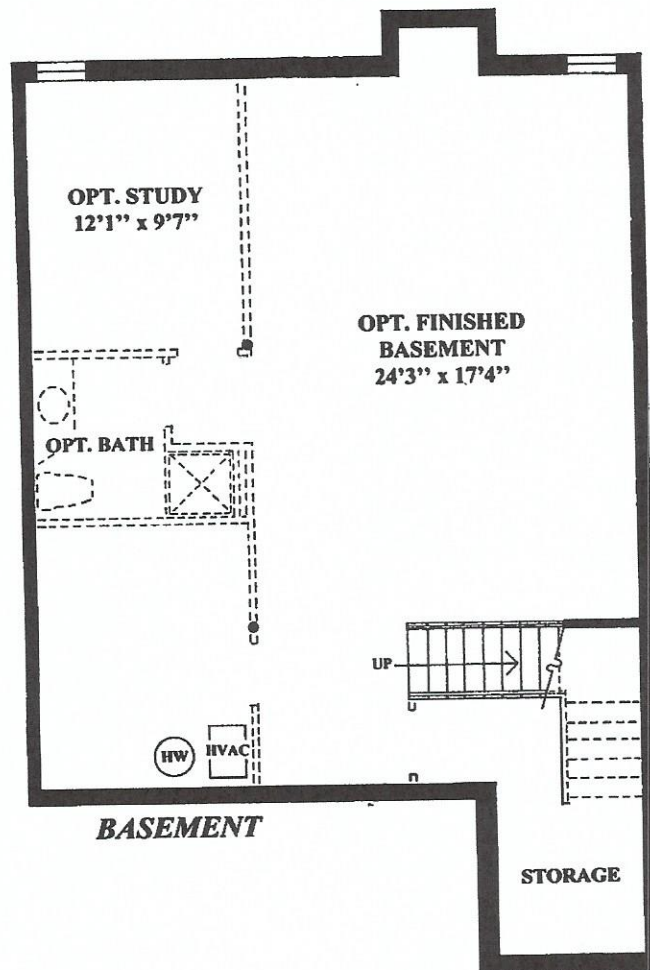


FIRST FLOOR

The Cambridge



SECOND FLOOR



CAMBRIDGE

