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OverlookAtLaMer.com



DESIGNER FEATURES:
OUR SIGNATURE LUXURY STANDARD FEATURES

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GRACIOUS LIVING

- Homes designed by nationally renowned award winning architect
- Attached two car garage dry walled and painted
- Direct access from garage to ground level
- Designer inspired exterior color palettes
- Spacious nine-foot ceilings on first floor, eight foot on second floor
- Abundant closets with vinyl clad ventilated shelving
- Recessed 2 panel interior doors
- Brushed nickel lever style door hardware
- Daltile® ceramic tile in bathrooms and kitchen
- Luxurious Shaw® wall-to-wall carpeting in living room, hallways and bedrooms
- Hook-ups for washer and gas dryer in laundry rooms
- Progress® light fixtures

KITCHEN

- Kitchens with island work station
- Breakfast nooks
- Pantry as shown with ventilated shelving
- Kohler® single-lever faucet with sprayer
- Ice-maker water line
- Aristokraft® oak cabinets
- Laminate countertops
- Whirlpool® multi-cycle dishwasher
- Whirlpool® 30" range
- Whirlpool® exterior venting range hood

MASTER BATHROOM SUITE

- Luxurious master bedroom with spacious walk in closets
- Tray ceiling in master bedroom (per plan)
- Aristokraft® oak vanities with cultured marble tops with integral sinks
- Kohler® faucets
- Sterling® (a Kohler® company) elongated toilet

BATHROOMS

- Sterling® (a Kohler® company) pedestal sink in powder room
- Oval mirror in powder room
- Aristokraft® oak vanities with cultured marble tops with integral sinks in upstairs bath
- Ceramic tile floors, tub, and shower surrounds
- Kohler® single-lever faucets
- Sterling® (a Kohler® company) elongated toilets

QUALITY CONSTRUCTION

- Engineered truss floor and roof system
- Architectural roof shingles with limited lifetime warranty
- Maintenance free vinyl siding
- Maintenance-free aluminum covered fascia
- Maintenance-free ventilated vinyl soffit
- Aluminum leaders and gutters
- Recessed panel 16'x7' uninsulated steel garage doors with optional openers
- 100-AMP electrical service
- All copper branch wiring
- GFI protected circuits in kitchen, baths and garage
- Hardwired smoke/carbon monoxide alarms with battery backup
- RG6 TV cable in living room
- Multimedia jack with CAT-5 phone and RG6 TV cable in master bedroom
- CAT-5 phone jack in kitchen
- Paved driveway

ENERGY AND CONSERVATION

- 1-zone central air conditioning and heat
- High efficiency air conditioning system
- High efficiency gas heating
- R-38 attic insulation
- R-21 exterior wall insulation
- One 50-gallon Bradford White® quick recovery gas hot water heater
- Vinyl Silverline (an Andersen® company) insulated single-hung windows with low-E glass, internal grills and screens
- Vinyl Silverline (an Andersen® company) thermally insulated patio glass door
- Therma-Tru® insulated front entry door
- Water saving Kohler® plumbing fixtures
- Scald guard Kohler® shower faucets

COMMUNITY

- All underground public utilities
- Municipal water
- Municipal sewer
- Natural gas for cooking and heating
- Street lighting
- High-speed cable service by Cablevision
- Close to Major Highways and NJ Transit

WARRANTY

- 10-Year state approved warranty plan

CUSTOM OPTIONAL FEATURES

- 3rd bedroom optional layout

See sales consultant for information and custom options available at our Design Gallery.

