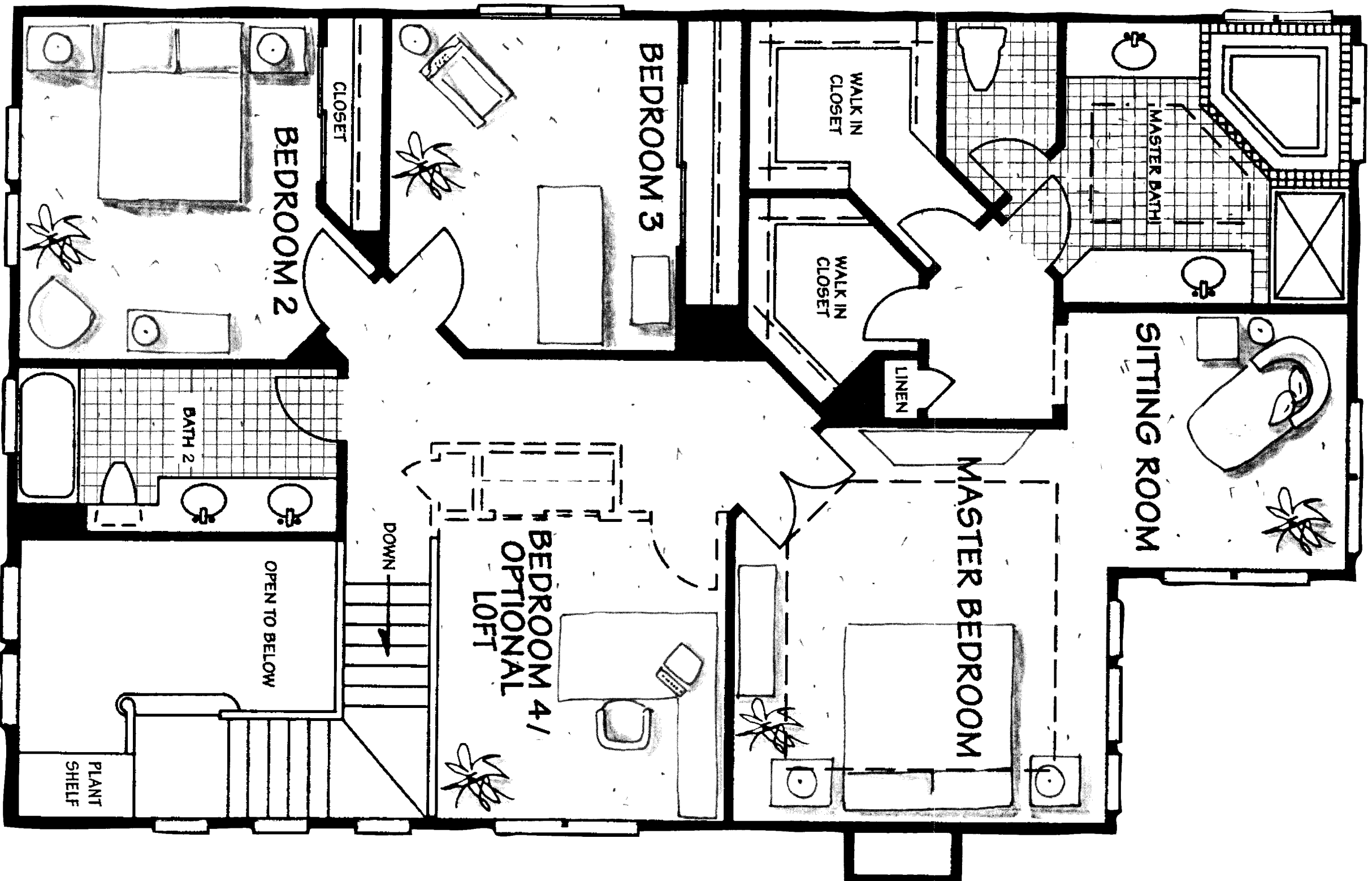


The Vintage

.....	15' 0" x 12' 0"
.....	11' 0" x 10' 0"
.....	17' 0" x 10' 0"
.....	10' 0" x 8' 0"
.....	19' 0" x 15' 0"
.....	15' 0" x 14' 0"
.....	10' 3" x 9' 0"
.....	12' 6" x 11' 3"
.....	12' 0" x 11' 0"
.....	11' 0" x 11' 0"

..... 2731



Second Floor

dimensions, plans and elevations are approximate and subject to field variation. Spectrum Skanska floorplans and elevations are protected by Federal copyright laws

- Architect-designed homes with gracious, old-world look
- Maintenance-free lap siding and decorative trim
- 25-year architectural dimensional roof shingles
- Double-hung low-maintenance windows with a sound transmission class rating of 35
- Low maintenance insulated panel garage doors
- Professionally-planned landscape program
- Patio or deck (site specific)
- Covered entry
- Attached two-car garage
- Electric garage door opener
- Concrete walkway and steps
- Paved asphalt driveway
- Exterior lighting front and rear

INSIDE YOUR HOME

- 3 or 4 bedrooms
- 2 1/2 baths
- Master suite on the first or second level (per plan)
- Generous closets
- Elegant volume ceilings (per plan)
- Two-story foyer
- 9' ceilings on first floor
- Hardwood or ceramic tile flooring in foyer and kitchen
- Gas fireplace with slate surround and hearth
- Insulated raised panel front door
- Double glazed sliding patio door
- Designer lighting upstairs and down
- Luxurious wall-to-wall carpeting throughout
- Raised panel interior doors
- Abundant closets
- Security system

KITCHEN

- Custom gourmet island kitchen
- Bright windowed casual dining area
- Choice of 12" x 12" ceramic tile or hardwood flooring
- Custom wood cabinetry in a choice of styles and finishes

- Laminate countertop in choice of colors
- Side-by-side refrigerator with water and ice dispenser
- Gas cooktop
- Electric self-cleaning oven
- Microwave
- Ultra-quiet multi-cycle dishwasher
- Stainless steel double bowl sink with single lever faucet
- Garbage disposal

BATH ROOMS

- Luxurious designer ceramic tile in master bath with his and her vanities
- Whirlpool soaking tub in master bath
- Separate glass-enclosed shower with brass trim
- Coordinated fixtures and faucets
- Laminate countertops in master and secondary baths
- Ceramic tile flooring and tub surround in secondary bath
- Powder room with pedestal sink and ceramic tile floor
- Exhaust fans in all baths
- R-11 Batt Insulation between floors and bathroom partitions

QUALITY CONSTRUCTION

- Quality wood frame construction
- Engineered wood truss floor and roof systems
- 25-year architectural dimensional roof shingles
- Basements
- Poured concrete basement walls with Owens-Corning Turf-N-Dry waterproof system
- R-38 ceiling insulation
- R-15 wall insulation
- 75 gallon gas hot water heater
- Copper water piping
- Automatic fire sprinklers
- Gas forced-air heating and central air conditioning
- Washer and dryer connections
- Smoke detectors
- Security systems
- 200 amp electrical service

- Double-hung low-maintenance windows with a sound transmission class rating of 35
- 5/8" oriented strand board roof sheathing
- 2 layers of exterior wall sheathing:
 - 1 layer of 5/8" exterior grade gypsum over 1 layer of 7/16" oriented strand board
- 2 layers of 1/2" gypsum wallboard on the inside of all exterior walls
- 2 layers of 1/2" gypsum wallboard over resilient channel on the ceiling under the attic
- Acoustically caulked wall penetrations; zero penetrations through the ceiling under the attic; baffled attic and plumbing vents

UTILITIES

- Public water and sewer
- Rewired for telephone
- Rewired for cable TV

OPTIONAL DESIGN FEATURES

- Finished basements (site specific)
- Walk-out garden level (site specific)
- Washers and dryers
- Central vacuum system
- Intercom and/or sound system



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