



E. J. Walsh III and Associates

1578 McDaniel Dr., West Chester, PA 19380

Tel: 610.431.6870 Fax: 610.431.6871

Amenities in the Village of Rose View

Exceptional Interior Features

- ┆ Spacious 9' first floor ceilings
- ┆ Cathedral ceilings in specified locations in all models
- ┆ Bruce prefinished hardwood flooring in foyer
- ┆ Kwikset Lido lever locksets
- ┆ Cozy gas fireplace with elegant mantle
- ┆ Moen kitchen and bath faucets featuring no scald
- ┆ Plush Shaw wall to wall carpeting in a variety of designer colors
- ┆ Convenient laundry rooms with laundry tubs
- ┆ Architectural columns in all models
- ┆ Ventilated wire shelving in closets
- ┆ Balcony overlooks (Carriage Houses only)

Gourmet Kitchens

- ┆ Wilsonart and Formica Laminate countertops
- ┆ Stainless steel sink
- ┆ Appliance package including: GE Dishwasher, GE self cleaning range, and GE Spacemaker microwave with exhaust fan
- ┆ Icemaker water line
- ┆ Armstrong no-wax vinyl floor
- ┆ Convenient pantries

Within the Bath

- ┆ Quality custom made raised panel oak vanities
- ┆ Cultured marble tops with integral sinks
- ┆ Moen Positemp shower faucet
- ┆ Moen Single pull sink faucet
- ┆ Wet Bed Ceramic Tile floor
- ┆ Soaking tubs (Carriage Houses only)

Custom Millwork

- ┆ Exquisite 5 inch colonial base molding
- ┆ Traditional 3 inch colonial trim
- ┆ Elegant Two piece chair rail and 5 inch crown molding in dining room
- ┆ Custom quality wood cased openings
- ┆ Provincial four panel interior doors

Amenities in the Village of Rose View - Continued

Quality Construction and Exterior Features

- ┆ Distinctive detailed facades
- ┆ Full basements with ten inch poured concrete walls on most homesites*
- ┆ 12 year RWC structural warranty
- ┆ Weathershield vinyl single hung windows with screens and integral grids
- ┆ Perimeter and interior drain to sump crock with pump
- ┆ Ultra Shield waterproofing treated basements
- ┆ 200 amp electrical service
- ┆ Hardwired smoke detectors with battery backup
- ┆ Elk 30 year dimensional shingles
- ┆ Seamless aluminum gutters and downspouts
- ┆ Colonial raised panel vinyl shutters
- ┆ Exterior weatherproof outlet and frost free hose bib
- ┆ Stone and stucco accents on facades
- ┆ Beautifully detailed 6 inch beaded Crane Carolina Sands vinyl siding
- ┆ Maintenance free garage door with sunburst and door opener
- ┆ Engineered silent floor system
- ┆ Steel beam construction
- ┆ Insulated steel entry door
- ┆ Architectural columns in all models
- ┆ Professionally designed and installed landscaping
- ┆ Low maintenance exteriors
- ┆ Door chime

Energy Efficient Design

- ┆ High efficiency (93%+) Rudd gas heating system
- ┆ Rudd High efficiency central air conditioning
- ┆ Bradford White Fifty gallon direct vent hot water heater
- ┆ Weathershield Visions 2000 maintenance free single hung windows with integrated grilles
- ┆ For your safety: 8 inch CMU block firewalls
- ┆ Each home is professionally treated for mitigation of air infiltration and energy efficiency
- ┆ Insulated walls up to R-15 and ceilings to R-30

Site Features

- ┆ Underground utilities
 - ┆ Public Water and Sewer
 - ┆ Cozy Natural Gas
 - ┆ Beautiful Community Center
 - ┆ Extensive Walking Trail
- * where grade allows- see Builder

All information herein is believed to be accurate, but is not warranted and is subject to error, change and withdrawal without notice.