

P.A. Gianni Homes, Inc.

Hours: Friday - Monday 11:30am - 4:30pm

STANDARD CUSTOM FEATURES

Designer Features

- Luxurious Master Bedroom suite, including spacious walk-in closet
- Warm and spacious Family Room with wood burning fireplace
- Elegant Dining Room with crown molding and chair rail
- Dramatic 2-Story Foyer with Bruce oak hardwood flooring
- Staircase with painted white spindles and oak railings in all models
- Wall-to-wall carpeting in an array of colors in all living areas
- Classic six-panel doors throughout
- Laundry Room with dryer vent, gas dryer line and no-wax vinyl flooring
- Four (4) hi-hat recessed lights
- Pre-wired for 2 cable TV outlets
- Pre-wired for 2 telephone outlets
- CAT5 Wiring

Gourmet Kitchen Features

- Sunny Breakfast Area overlooking yard
- Separate pantries in some models
- Formica countertops with 4" backsplash
- GE 24" automatic dishwasher
- GE 30" gas self cleaning range
- GE Microwave above range (in most models)
- Your choice of Aristokraft wood cabinetry with 42" wall cabinets & dovetail drawers
- Spacious stainless steel single bowl sink
- Garbage disposal
- Easy clean no-wax vinyl flooring

Luxurious Bathrooms

- Your choice of Aristokraft wood vanity cabinets as per selection
- Cultured marble vanity tops in a variety of standard colors
- Double bowl vanity in Master Bath
- 6" Ceramic flooring in Master Bath
- Soaking tub & separate shower in Master Bath (in most models)
- Mirrors & ceramic towel bars
- Sterling toilets in all baths
- Moen single lever faucets

Quality Interior Features

- 10" poured concrete foundation walls
- Waterproofing
- Steel I-beam construction in basement
- Full insulation with R-15 walls & R-38 ceilings
- 4" perimeter drain pipe around interior of basement slab w/sump pump
- Schlage door hardware
- 9' first floor ceilings
- 3/4" tongue and grooved sub flooring
- One hour fire rated garage walls and ceilings
- 1/2" OSB exterior wall sheathing
- Clear span garage designs with no columns

Exterior Features and Finishes

- 4" Dutchlap maintenance free vinyl
- Stone, stucco or brick on selected models
- Durable aluminum gutters and downspouts
- Aluminum wrapped soffits and fascia
- Concrete walk from front door to driveway
- Fully blacktopped driveway
- 30 year dimensional shingle roof warranty
- Ridge vent attic ventilation system
- Electric door chime at front door
- 2-car entry garage
- Insulated steel exterior doors with weather stripping and adjustable thresholds
- Simonton Insulated single hung windows with screen
- Two frost-free hose bibs
- Two exterior GFI electrical outlets
- Continuous vented soffit for positive attic ventilation

Utilities

- Public water & sewer
- High efficiency forced hot air heat & efficient central air cooling
- 50 gallon quick recovery gas hot water heater (in most models)
- 200 amp electrical service
- Centrally wired smoke detectors
- All underground utilities

Full Customizing is Available Customizing available to meet your particular needs. Please ask our Sales Representative for full details.

*Hidden Valley
Meadows*

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Information subject to equal material substitution if Builder elects depending on availability. Subject to errors & omissions without notice.