



318 East King Street  
Malvern, PA 19355

610-251-9333  
Fax: 610-251-9395  
PAOAGHC REG #005876

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## *Standard Luxury Features- Monument Spec, Malvern, PA*

### **Community Benefits and Features**

- *Located in Malvern Borough, walking distance to train station, restaurants, shopping, library, post office*
- *Top ranked and award-winning Great Valley School District, General Wayne Elementary*
- *Close to King of Prussia Mall*
- *Close proximity to Lancaster Avenue, PA Turnpike slip ramp and Route 202*

### **Spectacular Interiors**

- *9-foot ceilings on first floor*
- *Luxurious master bedroom suite and spacious his and her walk-in closets with rod and shelf*
- *Private living room/study*
- *Spectacular family room with natural gas fireplace*
- *Classic staircase with oak newel posts, oak handrail and oak treads with painted risers*
- *Second floor laundry room with washer & dryer hook ups, dryer vent and sink*
- *Hardwood floors on first floor, stair landing, upper hall, master suite with tiled mudroom and powder room*
- *Mudroom with cubbies*
- *Wall to wall carpeting in an array of colors in all secondary bedrooms*

### **Gourmet Kitchens**

- *Beautifully functional kitchen with farmhouse sink and an abundance of work and storage space*
- *Level 1 granite countertops in a wide variety of colors*
- *Stainless steel appliances including energy saver dishwasher, microwave drawer, 36" gas cooktop and hood*
- *Beautifully crafted 42" plywood wall cabinets with soft close drawers*
- *Ice maker line and garbage disposal*

### **Lavish Bathrooms**

- *Exquisitely detailed master bath large double bowl vanity, granite countertops, ceramic tile flooring and tiled shower*
- *54" freestanding tub*
- *Painted plywood vanity cabinets in all bathrooms*
- *Cultured marble tops in secondary bathrooms*
- *Frameless glass shower door in master bathroom*
- *Frameless mirrors & bath accessories in all bathrooms*
- *Elongated comfort height commodes with soft close lids in all bathrooms*
- *Linen storage closet in master bathroom*
- *Moen designer faucets in brushed nickel in all bathrooms*

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### **Interior Millwork**

- *Solid core interior doors with hollow core closet doors*
- *7 ¼" baseboards with 3 ½" Adams casing throughout first floor, upper hall and master suite*
- *5 ¼" baseboard with 3 ¼" Colonial casing in remaining areas*
- *2 ¼" window skirt and profiled sill*
- *Schlage Siena door hardware in aged bronze finish*

### **Superior Construction & Energy Efficiency**

- *10" Poured concrete foundation walls*
- *10- year waterproofing warranty on foundation walls*
- *2 x 6 exterior framing*
- *Perimeter drainage system*
- *Insulated exterior doors with weather stripping and adjustable thresholds*
- *Full insulation with R-21 walls & R-49 ceilings*
- *Radon piping chase installed*

### **Exteriors Features**

- *CertainTeed D5 vinyl siding with cultured stone*
- *AZEK wrapped porch beam and garage doors*
- *Seamless 5" aluminum gutters and downspouts*
- *Aluminum wrapped vinyl soffits and fascia*
- *Asphalt driveway*
- *Concrete front porch and steps topped with flagstone and concrete walkway*
- *Fiberglass roof shingles with lifetime warranty*
- *Ridge vent attic ventilation system*
- *Two side entry garage doors with openers, remotes and one wireless keypad*
- *Vinyl double hung windows with grilles between the glass, screens and tilt-in cleaning*
- *Frost free hose bibs, front & rear*
- *Weather protected exterior GFCI electrical outlets*

### **Utilities and Conveniences**

- *92% high efficiency natural gas heaters*
- *Central air conditioning*
- *75-gallon quick recovery natural gas hot water heater*
- *Underground electrical service*
- *Hard wired interconnected smoke and carbon monoxide detectors*
- *PEX plumbing water lines*
- *One phone and two cable locations*
- *Under slab rough-in for future lower level bathroom*

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