



318 East King Street
Malvern, PA 19355

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

Standard Luxury Features – Bacton Hill Reserve, Malvern, PA

Community Benefits and Features

- *Close proximity to Lancaster Avenue, PA Turnpike slip ramp, Route 202, Route 100*
- *Top ranked and award-winning Great Valley School District*
- *Close to King of Prussia Mall*

Spectacular Interiors

- *9-foot ceilings on first floor*
- *Luxurious master suite with large dressing area and his-and-her walk-in closets with rod and shelf*
- *Home office and formal dining room*
- *Spectacular family room with propane fireplace*
- *Classic staircase with red oak newel posts, handrail and treads*
- *Second floor laundry room with washer & dryer hook ups, dryer vent, cabinetry, sink and laminate top*
- *Hardwood floors throughout first floor and stair landing*
- *Mudroom with cubbies and shelf and rod coat closet*
- *Wall to wall carpeting in an array of colors in all bedrooms and second floor hall*

Gourmet Kitchens

- *Beautifully functional kitchen with 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, 36" gas range, oven/microwave combination and hood*
- *Beautifully crafted 42" plywood wall cabinets with soft close drawers*
- *Ice maker line and garbage disposal*

Lavish Bathrooms

- *Exquisitely detailed master bath with double bowl vanity, granite countertops, ceramic tile flooring and tiled shower floor and walls*
- *5' freestanding tub with rim mount faucet*
- *Painted plywood vanity cabinets in all bathrooms in a wide array of colors*
- *White cultured marble tops in secondary bathrooms*
- *Frameless clear glass shower door in master bath*
- *Semi-frameless clear glass shower doors in secondary bathrooms*
- *Frameless mirrors & Moen bath accessories*
- *Elongated comfort height commodes with soft close lids in all bathrooms*
- *Linen storage closet in master and shared bathroom*
- *Moen designer faucets in satin nickel in all bathrooms*

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Interior Millwork

- *Solid core interior doors with hollow core closet doors*
- *5¼” baseboards throughout first floor and 3 ¼” in remaining areas*
- *2 ¼” Colonial casing throughout*
- *Windowsill and apron skirt at all windows*
- *Schlage Siena door hardware in oil rubbed bronze*

Superior Construction & Energy Efficiency

- *10” Poured concrete foundation walls*
- *10- year waterproofing warranty on foundation walls*
- *2 x 6 exterior framing*
- *Perimeter drainage system with ventilation pipe in basement*
- *Insulated exterior doors with weather stripping and adjustable thresholds*
- *Full insulation with R-21 walls & R-49 ceilings*
- *Radon pipe installed from basement to attic for future radon system*

Exteriors Features

- *Double 5” vinyl siding with cultured stone*
- *AZEK wrapped porch beam and garage doors*
- *Seamless 5” aluminum gutters with 3” downspouts*
- *Aluminum wrapped soffits and fascia*
- *Asphalt driveway*
- *Concrete front porch, steps and walkway*
- *Fiberglass roof shingles with lifetime warranty*
- *Ridge vent attic ventilation system*
- *Large side entry garage door with opener, two remotes and one wireless keypad*
- *Vinyl double hung windows with grilles between the glass and screens*
- *Frost free hose bibs, front & rear*
- *Four weather protected exterior GFCI electrical outlets*

Utilities and Conveniences

- *92% high efficiency natural gas furnaces*
- *Central air conditioning*
- *75-gallon quick recovery natural gas hot water heater*
- *200AMP 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 3-piece basement bath*

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