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Presents...

Delmar Pointe Townhomes

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ALANI
REALTY GROUP

Delmar Pointe
Townhomes

Ranch

Model "A"...2 Bedrooms…2 Baths… 1326 sq.ft… 348,600

Model "A-2" …2 Bedrooms...2 Bath...1386 sq.ft…$355,600

Model "D" …3 Bedrooms….2 Baths…1623 sq.ft...$391,600

("D" *Not avail on Lots*…21,22,23,24,27,28,29,30,33,34,35,36,39,40)

1st Floor Master

Model " B"…3 Bedrooms…2.5 Baths.1969 sq.ft…$378,000

2 Story

Model "C" 3 Bedrooms…2.5 Baths….1820 sq.ft…$367,500

Model "C-2"3 Bedrooms..2.5 Baths….1917 sq.ft…$377,500

HOA …Lawn Care, Snow Removal and Sprinklers …….$154 per month paid annually at moment.

TAXES…..School and Property Estimate……$32-$33 per $1000

Delmar Pointe

Standard Features

Community Features
- Maintenance Free Community
- Snow Removal
- Lawn & Landscape Maintenance
- Private Paved Driveways
- Public Water & Sewer
- Underground Utilities
- Community Lighting
- Lawn Sprinkler System
- Bethlehem School District
- Garbage Service (Owners contract w/service)

Maintenance Free Exteriors
- Maintenance Free Vinyl Siding
- Versetta Stone (Per Elevations)
- "Owens-Corning Duration" Architectural Shingles
- Aluminum Fascia & Vinyl Soffits
- "Simonton" Vinyl Windows & Patio Doors with Low-E argon glass & grids
- "Amarr Oak Summit" steel insulated garage doors
- 12x14 concrete patio

Bathroom Features
- "Mansfield" two-piece water saver toilets
- Cultured marble vanity tops
- "Delta Lahara" single lever chrome vanity faucets
- "Aquaglass" 5'0" fiberglass tub-showers in main bathroom with "delta Scald-Guard" *T1340 chrome pressure balance value
- "Aquaglass" fiberglass showers in master bath "Delta Scald-Guard" * T13220 chrome pressure balance valve and chrome – obscure shower door
- "Legacy" comfort height vanity cabinetry
- Full length vanity mirrors x 42" high
- Chrome towel bars, paper holders and tub-shower rods

Kitchen Features
- Legacy Kitchen Cabinetry per builder showroom, trash pullout, dove tail, easy close & hardware
- Granite countertops with under mount single or double bowl stainless steel sink
- Delta *440 WF chrome faucet
- Whirlpool smooth top range WFE51550E S/S
- Non-vented microwave WMH 31017A S/S
- Dishwasher – "Whirlpool" WDF320PAD S/S

Flooring
- Armstrong "Station Square" vinyl flooring bathrooms, laundry)
- Carpet – per selections from builders showroom (hallway, bedrooms and staircase)
- Hard wood in living room, entry, kitchen & dining room

Fireplace
- Optional direct vent (Lennox gas fireplace with custom mantle and tile/stone surround)

Electrical
- 200 AMP underground service
- Convenience outlets per code
- RG6 cable TV jacks (kitchen & bedrooms)
- Smoke & Carbon Monoxide detectors per code requirements
- Electric range & dryer
- Standard lighting package with options available from builders showroom
- Bathroom exhaust fan & light combination typical in all bathrooms
- Garage door opener

Plumbing Miscellaneous
- Gas 40 gal. water heaters increased to 50 gal. with master tub
- Washer & dryer hook-ups in unit (electric dryer is standard)

Heating & Cooling
- Gas forced air system "YORK" 92% efficiency furnace
- "YORK" 13 SEER central air conditioning

Painting
- All drywall walls & ceilings painted with two coats of white flat latex paint
- All wood trim will be painted with pure white semi-gloss

Interior Trim Materials
- Interior doors – raised 2-panel masonite with painted jams & colonial casing
- Satin nickel hinges & locksets
- Vinyl windows with painted wood jams and colonial casing
- Closet shelving – continuous slide wire mesh shelving
- Interior stairs from first floor to second floor – carpet grade

Foundation Walls
- Footings – 2500 PSI size per plan
- Poured concrete frost walls 3000 PSI size per plan
- R10 foam insulation full height

Basement
- Main floor slab (3000 PSI – fine mix) reinforced with fiber mesh over poly vapor barrier
- Garage floor (4000 PSI – fine mix) reinforced fi mesh over poly vapor barrier

Floor Framing System
- 1st floor 2x12x24"
- 2nd floor 2x10x16"
- ¾ " T & G O.S.B floor decking

Exterior Walls
- 2x6 EXT. walls (8'0")
- 13/32 O.S.B Sheathing
- Approved house wrap
- 1st floor 9'
- 2nd floor 8'

Roof System
- N.Y.S certified wood roof trusses
- 15/32 O.S.B approved sheathing
- Ice & water shield @ eaves & valleys
- 15# felt paper
- 30 year architectural shingles
- Wide white galv. Drip edge
- Continuous ridge venting

Insulation
- Values for heated areas:
- Exterior walls: R=21 BATTS w/POLY
- Roof: R=38 blown-in

Center Separation Wall
- USG (or equal 2- hour area separation wall)

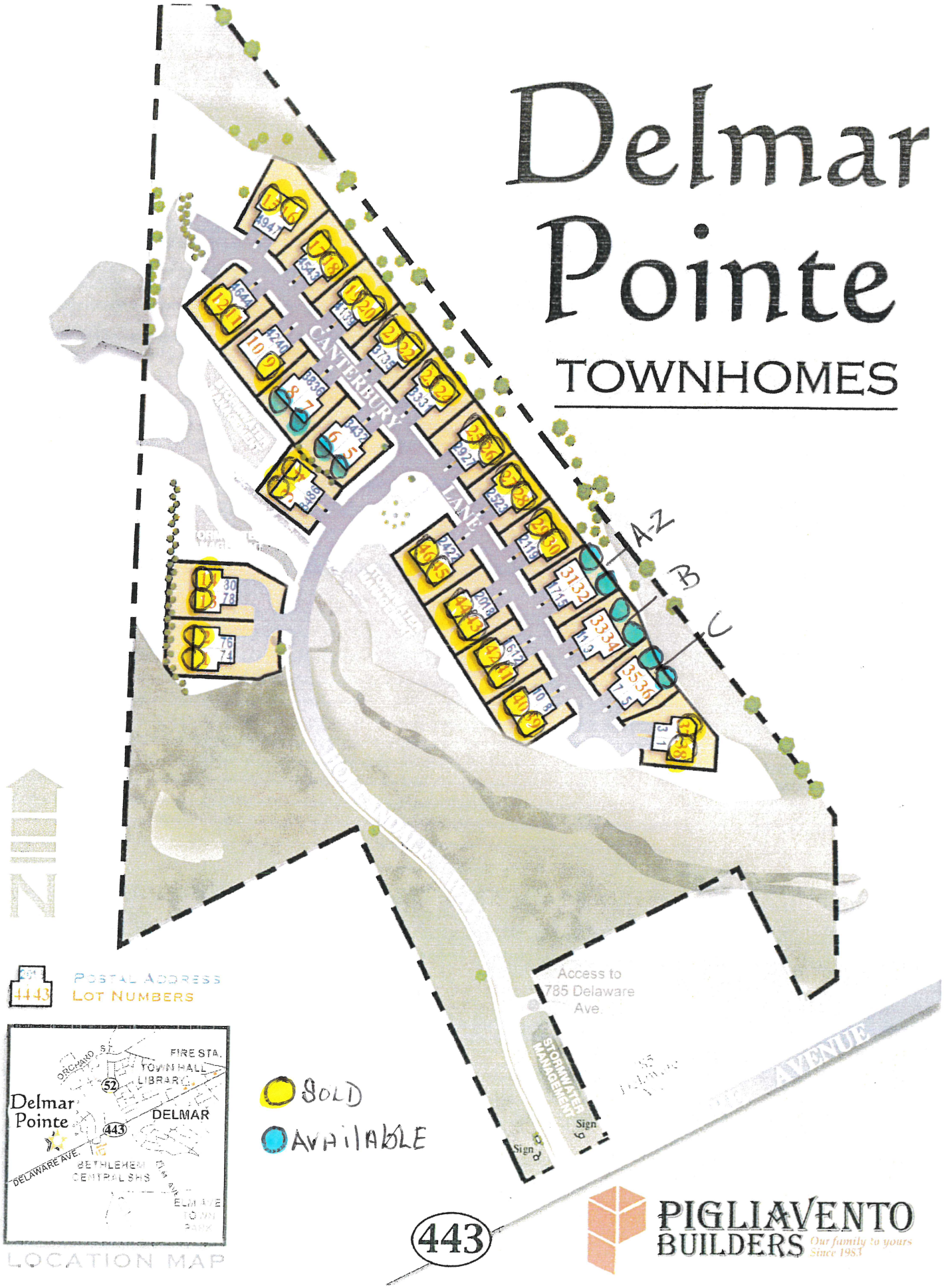
Note: detailed specifications with model numbers may be found in the description of properties as set forth in the offering plan.

This information is deemed to be accurate; however, the builder may substitute brand names with equal or greater quality.

2-5-19

Delmar Pointe

TOWNHOMES



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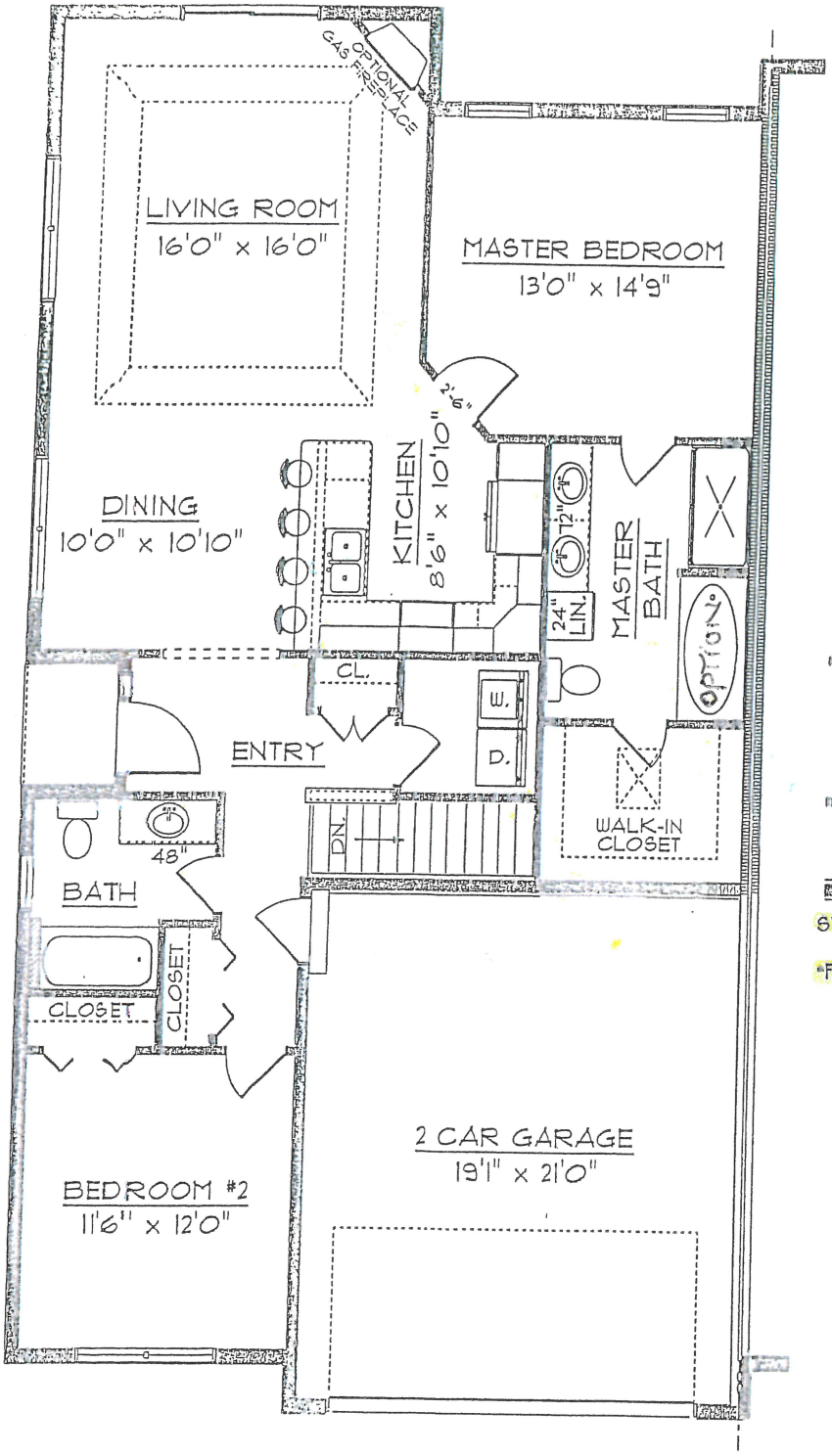

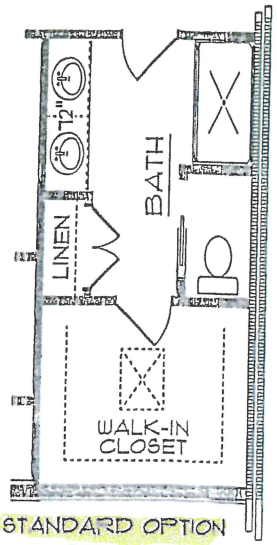

STANDARD OPTION

PLAN SHOWS OPTIONAL TUB

DELMAR POINTE

MODEL "A"

LIVING AREA = 1,326 SF

GARAGE AREA = 417 SF

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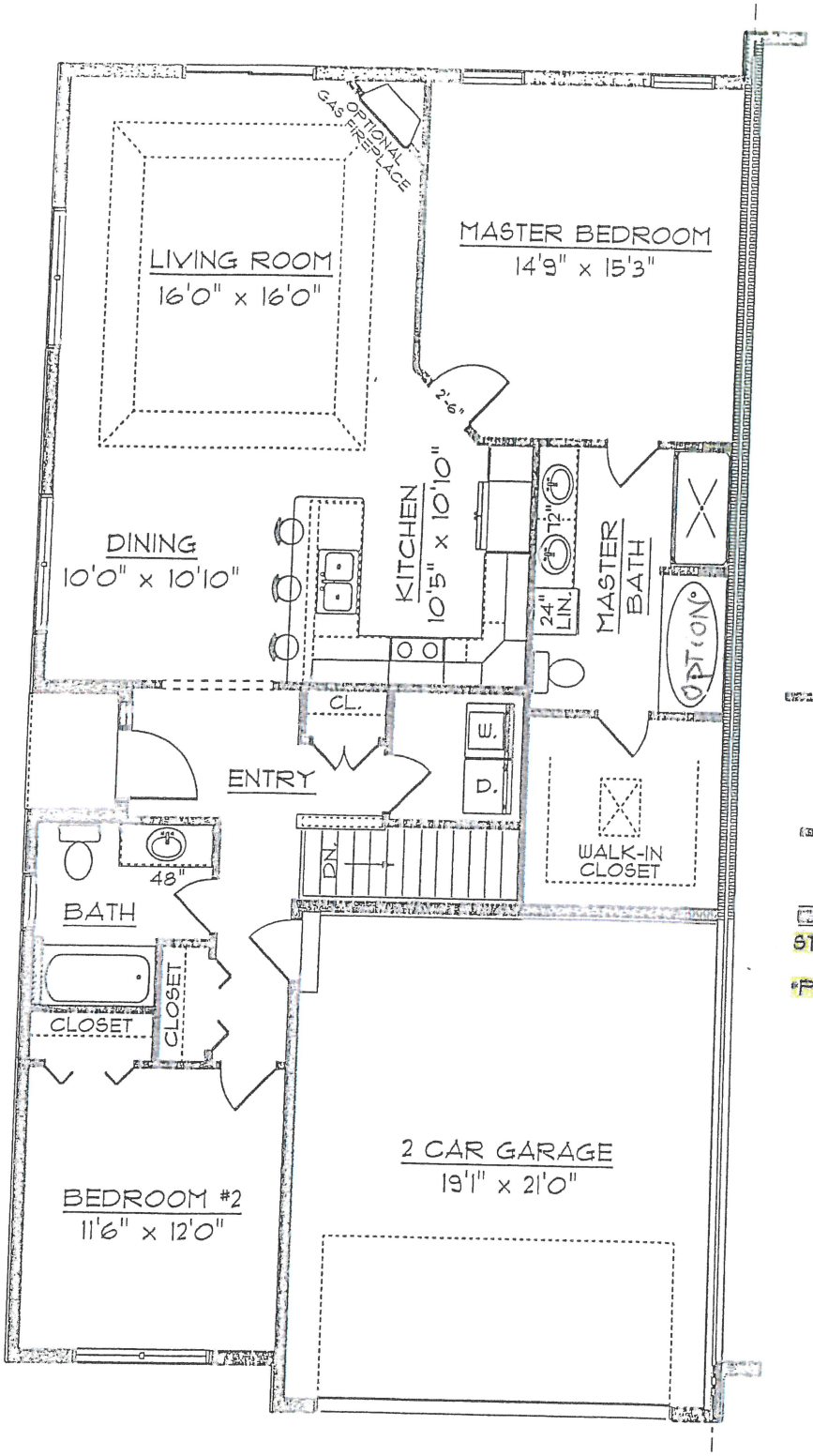

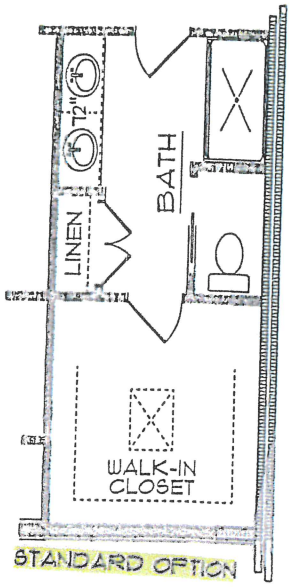

STANDARD OPTION

PLAN SHOWS OPTIONAL TUB

DELMAR POINTE

MODEL "A-2"

LIVING AREA = 1,386 SF

GARAGE AREA = 417 SF

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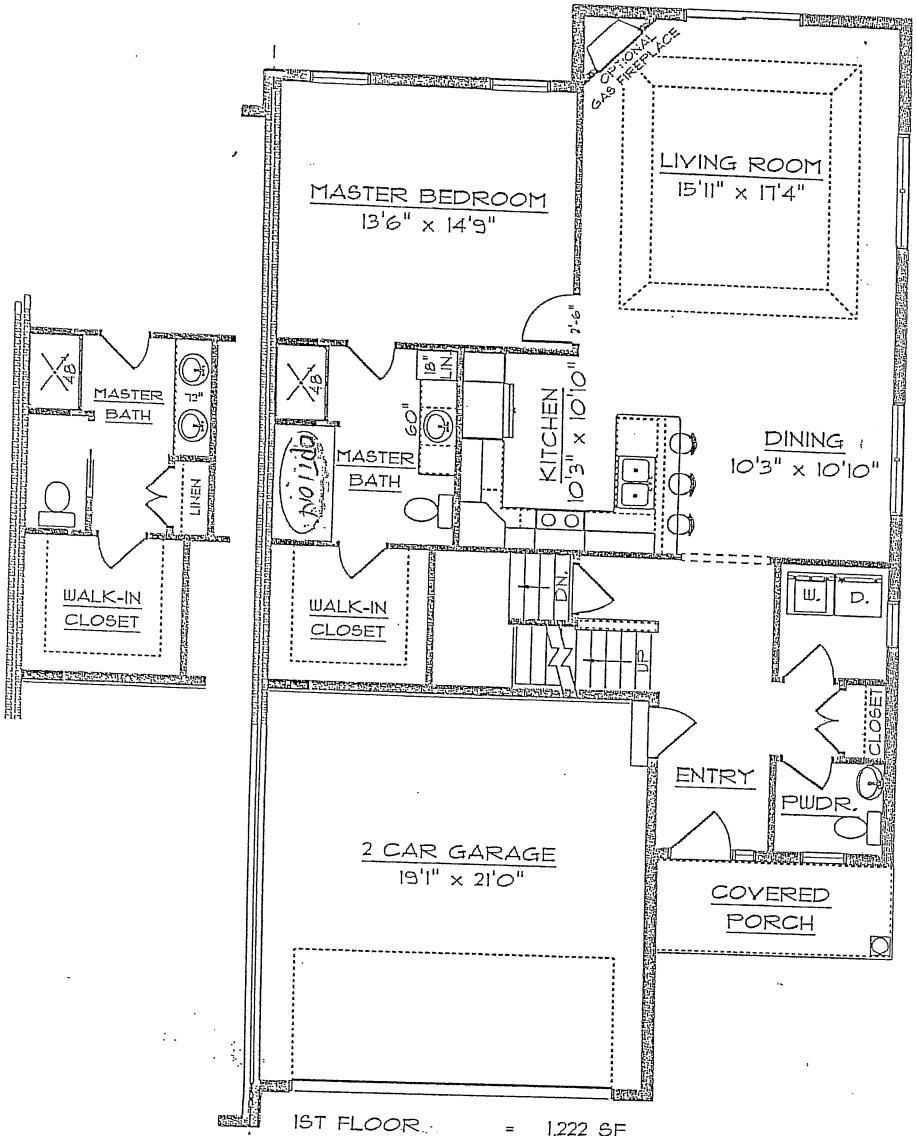
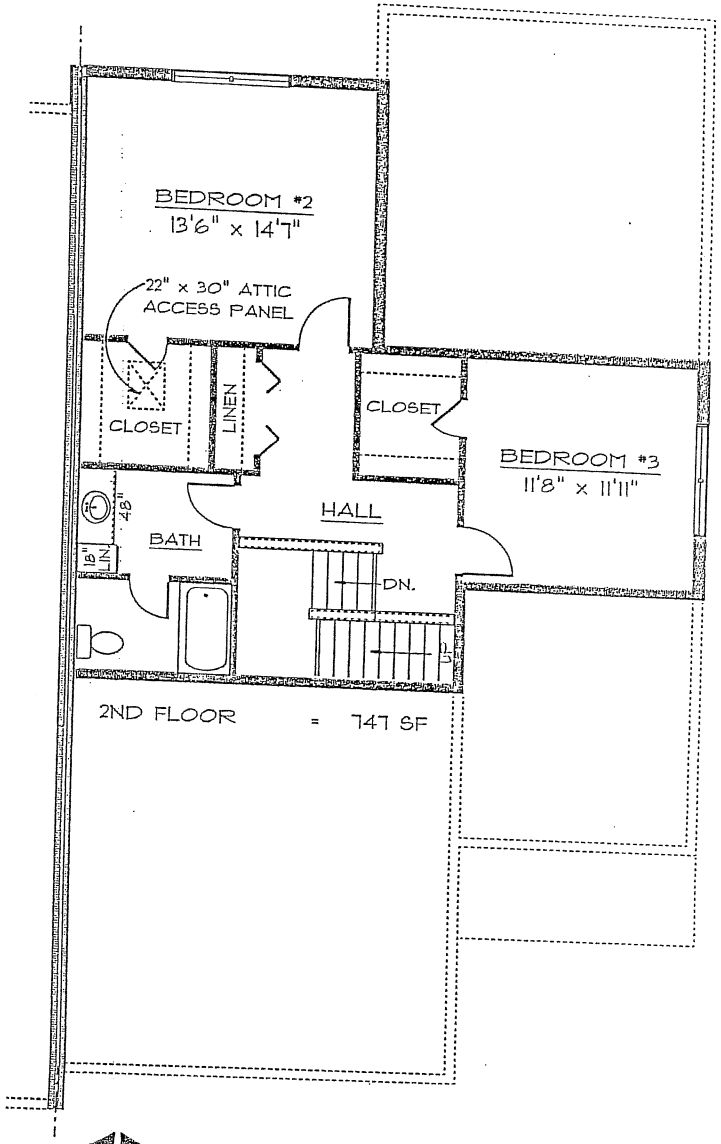


1ST FLOOR = 1,222 SF
GARAGE AREA = 426 SF



2ND FLOOR = 747 SF

DELMAR POINTE
MODEL "B"

TOTAL LIVING AREA = 1,969 SF

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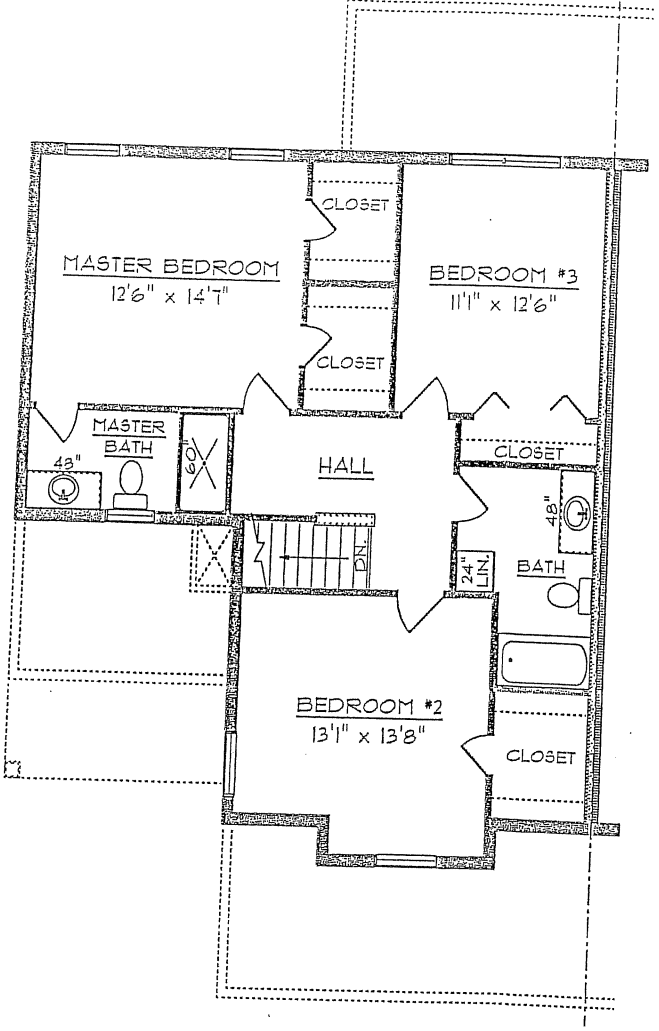

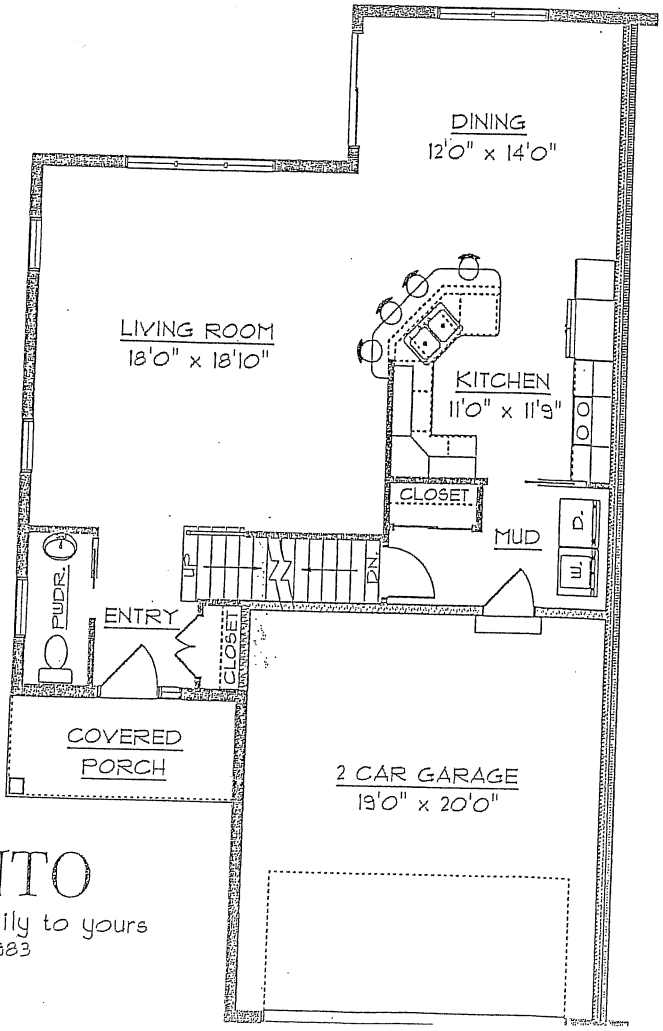

DELMAR POINTE
MODEL "C"

1ST FLOOR	=	893 SF
2ND FLOOR	=	924 SF
TOTAL AREA	=	1,827 SF
GARAGE AREA	=	404 SF

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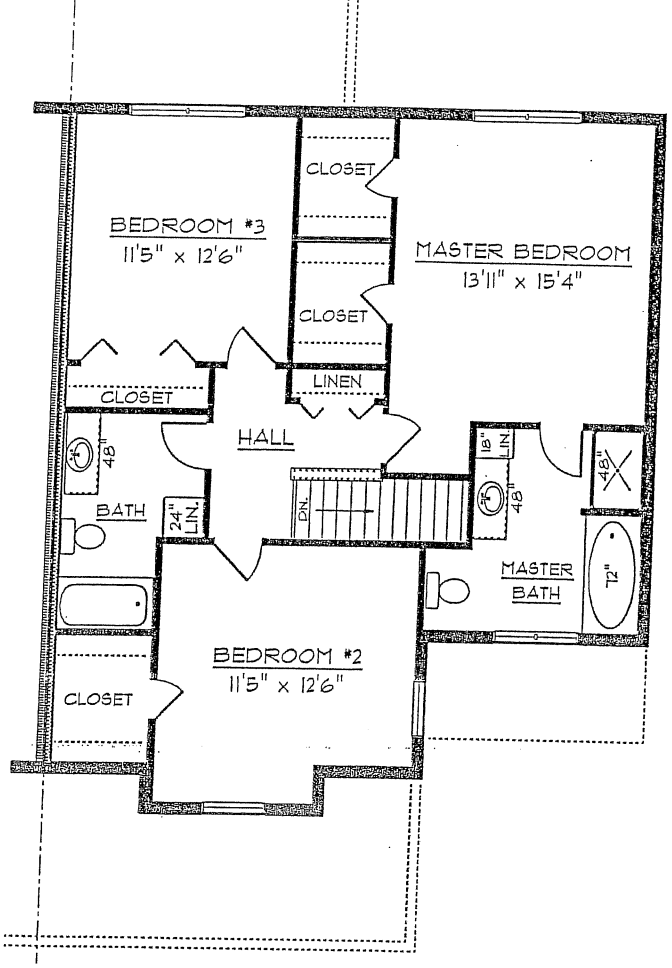

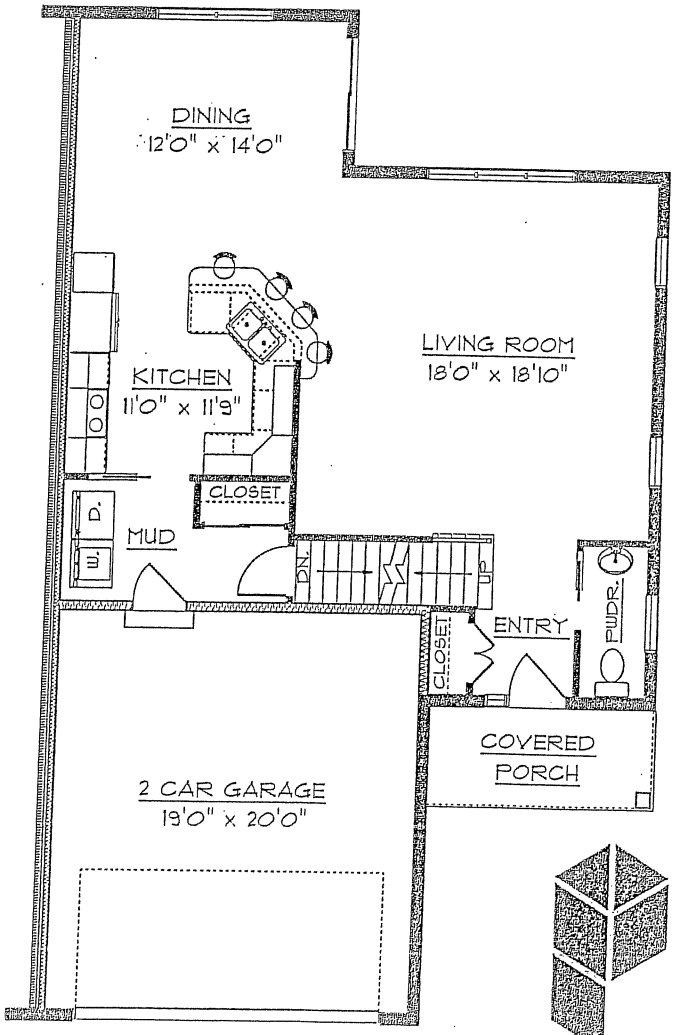

DELMAR POINTE
MODEL "C-2"

1ST FLOOR	= 893 SF
2ND FLOOR	= 1,018 SF
TOTAL AREA	= 1,911 SF
GARAGE AREA	= 404 SF

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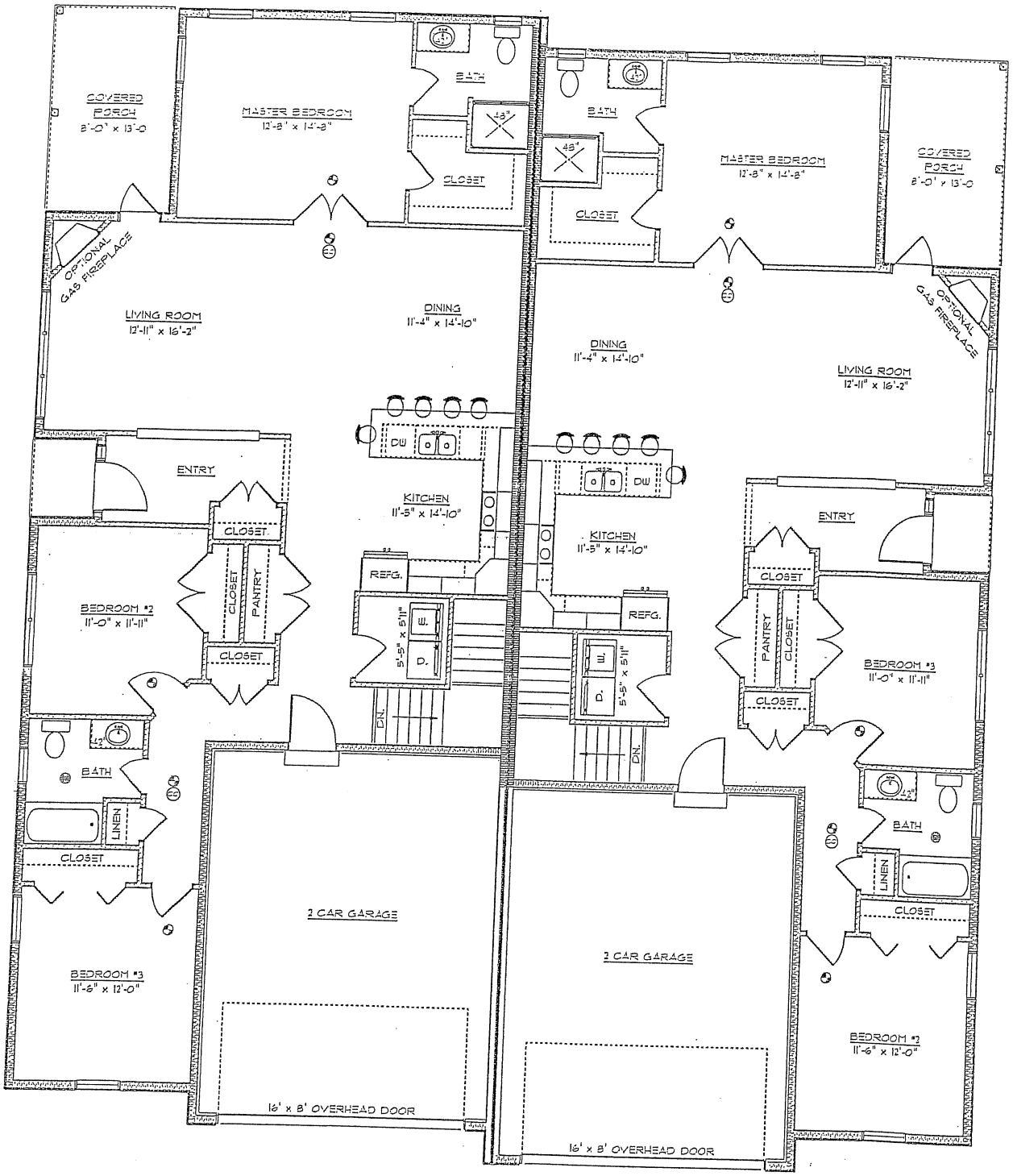

DELMAR POINTE

MODEL "D"

THREE BEDROOM RANCH

LIVING AREA PER UNIT: 1,623 SF
GARAGE AREA PER UNIT: 456 SF

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