

Marketed By:



# Woods Edge-Standard Luxury Features

4928 Curly Hill Road, Doylestown, PA 18902 | Homesite 1  
(Plumstead Township)

## Community Benefits and Features


- Central Bucks School District
- Plumstead Township
- Private Water
- Private Sewer
- Lot 1 of 3
- Two & three car side entry garages available

## Spectacular Interiors

- Nine foot ceilings in basement and on first floor
- Luxurious master bedroom suite, including spacious walk in closets and lavish baths
- Warm and spacious family room with a gas fireplace with granite surround
- Dramatic two-story entrance foyer
- Elegant trim package including oversized baseboard & trim throughout the first floor and second floor hall, traditional chair rail in living room and dining room, crown molding in dining room and 2 panel doors throughout
- Finely crafted hardwood flooring in foyer, kitchen, breakfast area, and great room
- Wall to wall carpeting in an array of colors
- Oversized laundry/mudroom

## Gourmet Kitchens

- Sunny Breakfast area
- Oversized kitchen by Century Kitchens with the ability to customize with a design professional
- Granite countertops from an assortment of standard selections
- Under mount Stainless steel sink

-  Stainless Steel General Electric appliances including energy saver dishwasher, self-cleaning oven and built-in-microwave
- Trash can/recycling drawer

## Lavish Bathrooms

- Exquisitely detailed master bath with two Century vanities, oversized stall shower, and free standing soaking tub available
- Ceramic tile flooring, shower surround in master bath
- 2<sup>nd</sup> floor hall bath to have ceramic tile flooring
- First floor powder room with pedestal sink, and beveled oval mirror

## Superior Construction & Energy Efficiency

- Steel I-beam construction
- 10" poured concrete basement with steel reinforcing
- Dual zone 92% high efficient furnaces & A/C
- Digital programmable thermostat for each zone
- Insulated fiberglass front door
- Full insulation with R-21 walls and R-49 ceilings
- Simonton Brickmold 300 series windows with Low E & Argon gas filled glass with screens

## Exterior Features


- Your choice of a wide variety of low maintenance beaded vinyl siding & shutters

## Utilities and Conveniences

- Seamless aluminum gutters and aluminum downspouts
- Aluminum wrapped soffits and fascia
- Fiberglass architectural style roof shingles with 30-year warranty
- Frost-free hose connections at front & rear
-  High efficiency air conditioning for maximum comfort
-  High efficiency LP Gas heater
- 80-gallon quick recovery water heater
- Laundry Room with washer & dryer hook ups and dryer vent
- Pex Plumbing water lines
- 200-amp electrical service

## Designer Selection Services

- 8 hours of professional design time

 Prime's High Efficiency features

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