

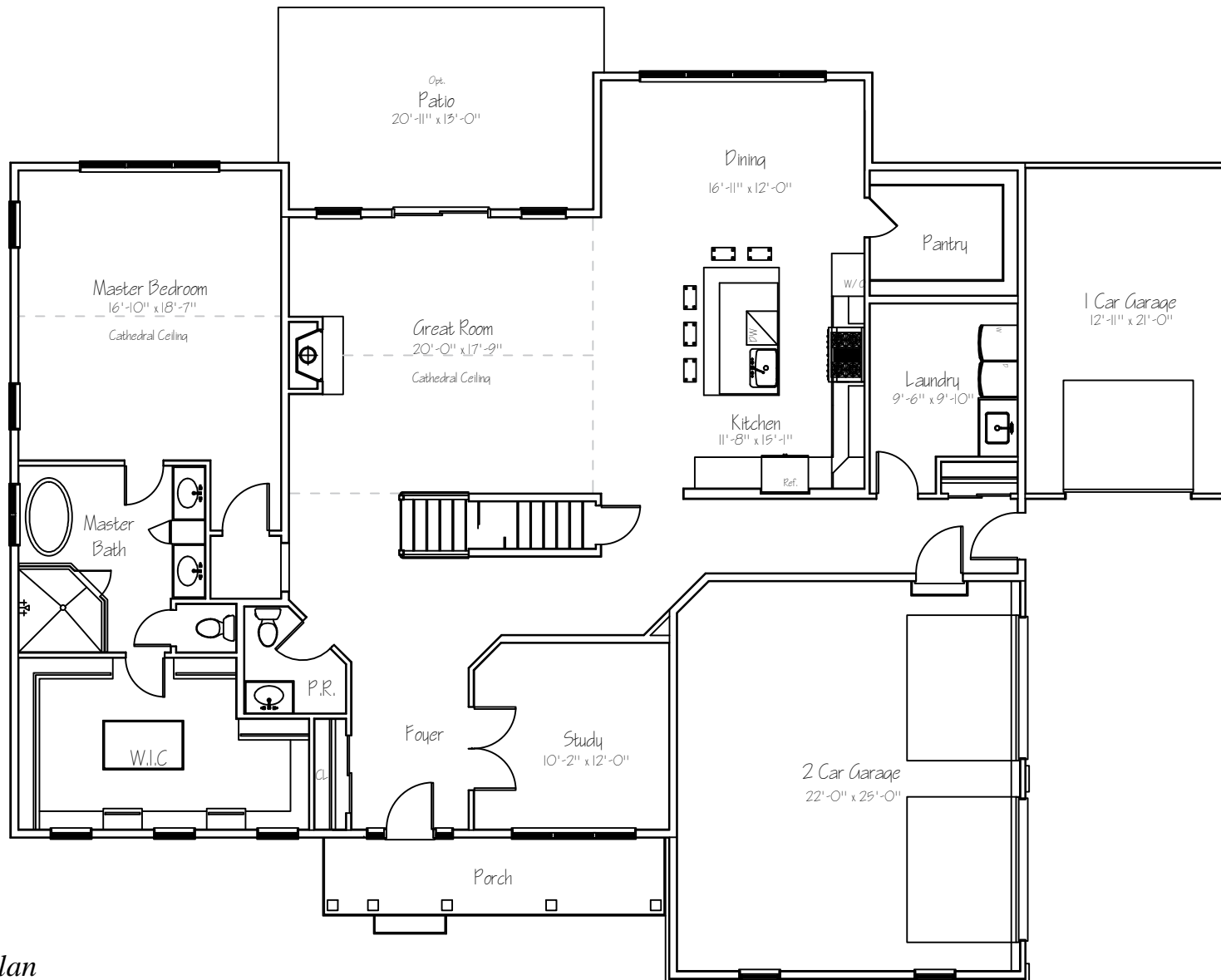
Braccia Model



3494 Smith Rd, Furlong, PA 18925 (Buckingham Township)

*Landscape package not included.

The Braccia Model



first floor plan

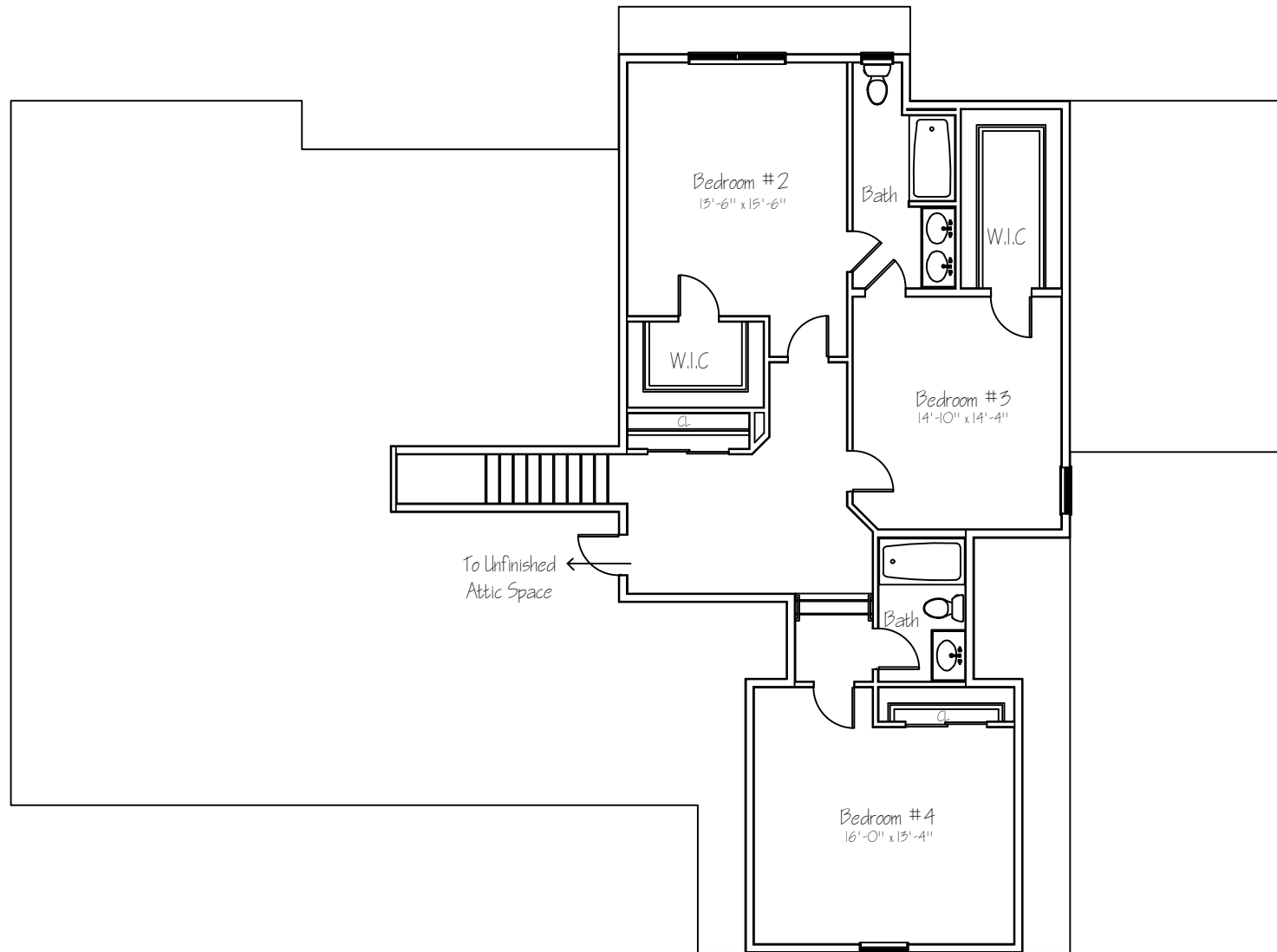
Sq. Ft.: 2507

Total Sq. Ft.: 3738

Illustrations and floor plans are artist's conceptual renderings. Details, colors and dimensions are subject to change and field verification. Window and front door locations and room dimensions may vary according to elevation. Mature landscaping not typical. Light fixture locations and window boxes not included.

5/9/22

The Braccia Model



Second floor plan

Sq. Ft.: 1358

Total Sq. Ft.: 3858

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9/3/21

3494 SMITH ROAD
FURLONG, PA 18925
(BUCKINGHAM TWP)



14.42 ACRES

SMITH ROAD

SWAMP ROAD





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3494 Smith Rd, Furlong, PA 18925 (Buckingham Twp)

STANDARD LUXURY FEATURES

Community Benefits and Features

- Central Buck School District
- Buckingham Township
- Private Water
- Private Sewer
- 14.2 Acre Home Site

Spectacular Interiors

- Nine foot ceilings on first floor
- Luxurious master bedroom suite, including spacious walk in closet and lavish bath
- Warm and spacious family room with gas fireplace
- Elegant trim package, 2 panel doors throughout, crown molding & chair rail in dining room
- Dramatic cathedral ceilings in the family room and primary bedroom (not all models)
- Classic staircase with stained oak main stairs with stained railing and painted balusters
- Finely crafted oak hardwood flooring in first floor
- Wall to wall carpeting in an array of colors
- 1st floor laundry room

Gourmet Kitchens

- Adjoining dining area overlooking rear yard
- Sprawling kitchen displaying fine attention to detail in every aspect
- Granite counter tops
- Oversized pantry
- Gourmet GE appliances including energy saver dishwasher, self-cleaning built-in wall oven, built-in microwave, cooktop
- Your choice of beautifully crafted raised-panel, maple cabinetry topped with crown molding
- Trash can / recycling drawer
- Stainless steel sink

Lavish Bathrooms

- Exquisitely detailed master bath with double vanity, soaking tub & separate stall shower
- Hall bath to have ceramic tile floor
- Pedestal sink in powder room

Superior Construction & Energy Efficiency

- Poured concrete foundation walls
- Insulated exterior doors with weather stripping and adjustable thresholds
- Full insulation with R-20 walls & R-49 ceilings
- Additional "Green" building features available

Exteriors Features

- Your choice of a wide variety of maintenance free vinyl siding & shutters
- Seamless aluminum gutters and downspouts
- Aluminum wrapped soffits and fascia
- Fiberglass architectural style roof shingles with 30 year warranty
- Three car garage
- High efficiency windows with grilles & screens

Utilities and Conveniences

- High efficiency air conditioning for maximum comfort and efficiency
- High efficiency gas heater
- 50 gallon quick recovery water heater
- Laundry room with washer & dryer hook ups and dryer vent
- Utility sink in laundry room
- Pex plumbing water lines

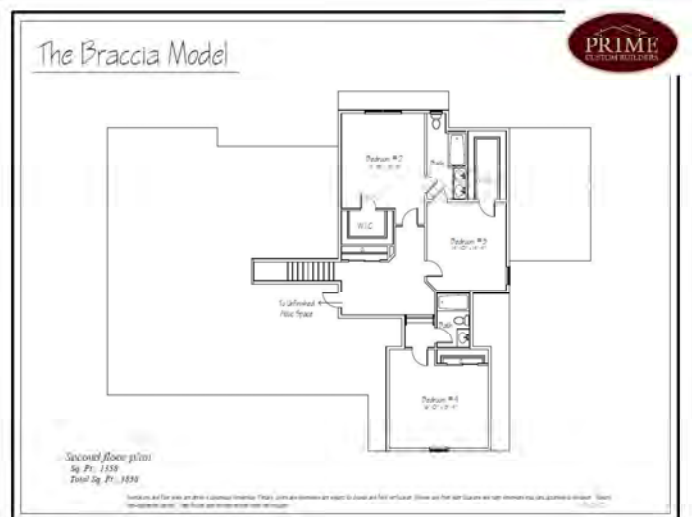
All information is deemed reliable but not guaranteed. Contents subject to errors and omissions.

In a continuing effort to improve our homes, Prime Custom Builders, LLC reserves the right to make changes and/or modifications to plans, elevations, specifications, features, colors and prices without prior notice. Last revision 3/16

Braccia Model



- 3,858 sq ft of living space
- 4 bedrooms
- 3.5 bathrooms
- 3-car garage
- Impressive 1st floor owner's suite
- Central Bucks School District
- 14 acre home site



3494 Smith Rd, Furlong (Buckingham Twp), PA 18925
\$1,500,000

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