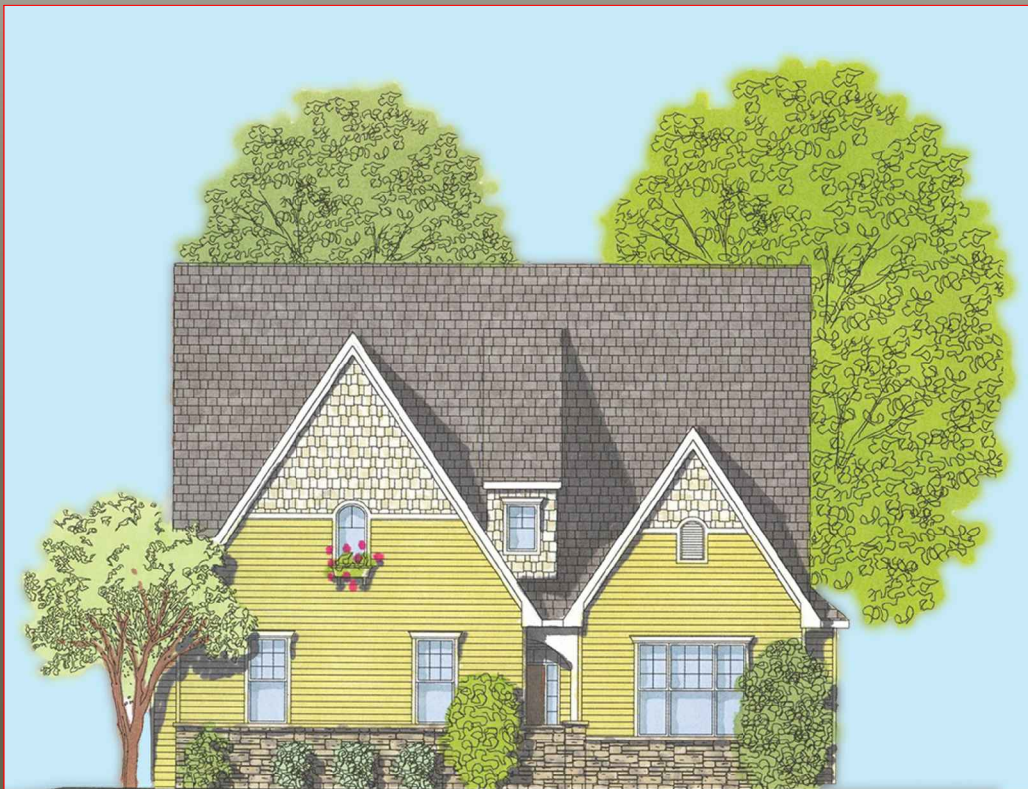




### *Model Features:*

2 car garage, 3 bedroom, 2 1/2 bath  
2,854 base square footage

- 1st Floor Owners Suite
- Private Front Study w/ Vaulted Ceiling
- 2-Car Courtyard Garage
- Formal Dining Room w/ Built-in Serving Buffet
- Central Kitchen w/ Breakfast Nook
- Two Bedrooms w/ Shared Bath on Second Floor
- Large Owner's Suite w/ Private Bath and Large Walk-in-Closet



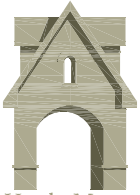
# *The Leabrook*

## ◇ Haydn Manor ◇



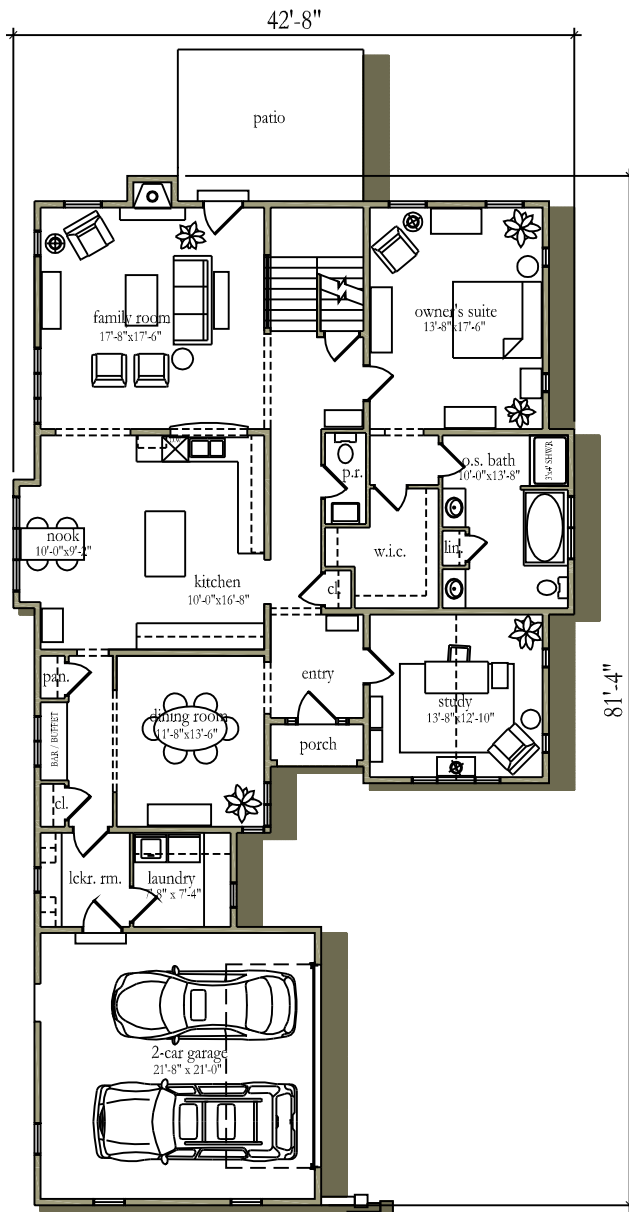
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Located in the East Hempfield School District

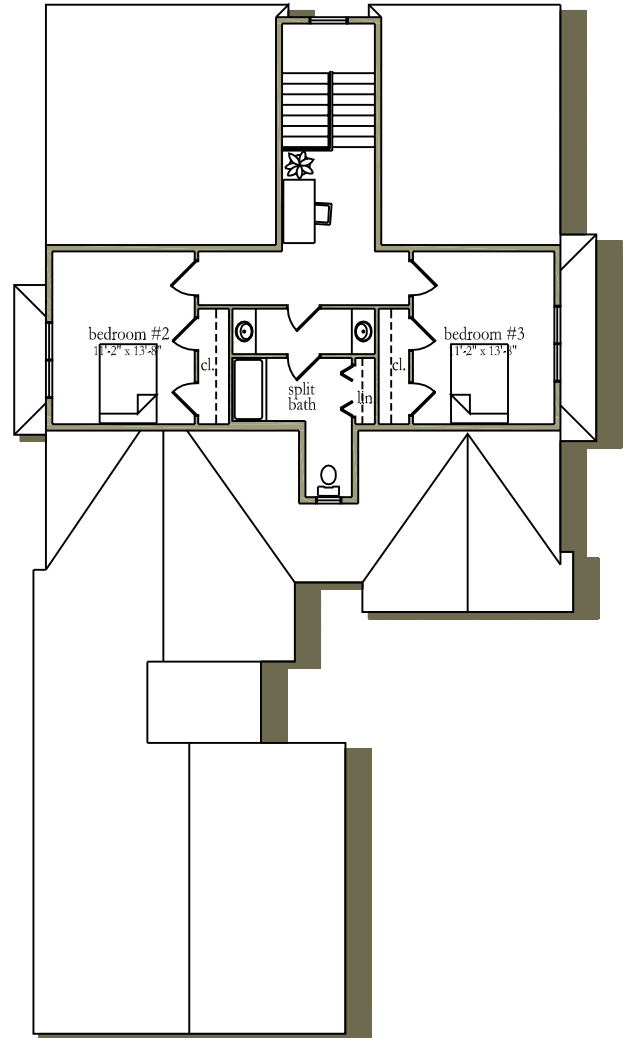


Haydn Manor

# The Leabrook



First Floor



Second Floor

### Interior Amenities

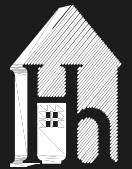
- 9' First Floor Ceilings and 8' Second Floor Ceilings
- 36" Gas Fireplace w/ Tile Surround and Custom Paint-grade Mantle (multiple designs)
- Staircase with Clear-coated Oak Treads & Handrails Painted Risers, Newel Post and Balusters
- Site Finished Oak Hardwood in the Foyer, Powder Rm., Dining Rm., Kitchen and Breakfast Area (per plan)
- Plush Carpet in Study, Family Room & Bedrooms
- Vinyl Flooring in Mudroom/Laundry & Bath Floors
- Oversized 2-car Garages w/ Storage Bay (select plans)
- Recessed lighting & A Decorative Lighting Allowance

### Exterior Amenities

- Public water and sewer
- Public roads and sidewalks
- 8' high, Poured Concrete Foundation
- 30 year roof shingles with limited lifetime transferable warranty (gray or black)
- 4" Vinyl Siding and Masonry on Exterior
- Fiberglass Front Entry Door (Several Styles)

### Kitchen & Bath Amenities

- Raised Panel Maple Cabinetry w/ 42" Wall Cabinets with Crown Molding and Level 1 Granite Counters
- Undermount sink with garbage disposal
- Generous Appliance Allowance
- Ceramic Tile Top and Surround at Soaking Tub in Master Bath Along w/ Oversized Shower Stall
- Moen and Delta plumbing fixtures
- Cultured marble vanity tops/sinks



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