



INCLUDED FEATURES

BUILD ON YOUR HOMESITE-CALVERT COUNTY

CONSTRUCTION FEATURES

- Poured Concrete Basement Walls
- Exterior Drain Tile System
- Engineered OSB Roof, Subfloor & Wall Sheathing
- 30 Year Architectural Shingles
- CPVC Water Supply Lines
- Brick Veneer Front First Floor to Grade
- Individual Well & Individual Septic
- Fire Suppressions System
- 2"x6" Stud Walls 16" O.C w/7/16" OSB w/House Wrap
- Side-Load Garage

INTERIOR FEATURES

- Full Unfinished Basement (Including Exterior Exit Door)
- Custom Trim Package in Living & Dining Rooms
- 9' Ceilings on the First Floor
- Six Panel Colonial Doors
- Solid Oak Railings
- Luxury Vinyl Plank Flooring in Foyer, Vinyl Flooring in Kitchen, Baths & Laundry Rooms. (Plan Specific)
- Quality Wall-to-Wall Carpeting
- Washer & Dryer Hook-ups with Outside Vent
- Front Door Bell Chimes
- Hard Wired Smoke Detectors
- 3 Location Phone Pre-wire
- 3 Location RG-6 Cable Pre-Wire
- 30" Connection Center
- 6' Exterior Slider Door

KITCHEN & BATH FEATURES

- Stainless Steel Appliances
- Uba Tuba Granite Kitchen Countertops w/ Eased Edge
- 42" Designer Kitchen & Bath Cabinets
- Base Cabinets with Roll Out Shelves (Plan Specific)
- Stainless Steel, Double Bowl Sink
- Moen Designer Plumbing Fixtures
- 25 Cu. Ft. Side by Side Frost Free Refrigerator with Icemaker
- 30" Self-Cleaning Electric Smooth-top Range
- Range Hood Vented to Exterior
- Four Cycle Clean Design Dishwasher
- Garbage Disposal
- Bathroom Cultured Marble Countertops
- Decorative Mirror & Light Fixture
- Owner's Suite Soaking Tub with Separate Tiled Shower (Plan Specific)
- Three Piece Basement Bath Rough-in

ADDITIONAL BUILD ON YOUR LOT ALLOWANCES

- Individual Well- \$21,000
- Individual Septic -\$13,000

**Lot Clearing, sediment control measures, and tap fees, are not included in the base house price. Construction materials and components continually are updated and subject to change. Marrick Properties reserves the right to make changes in features and Specifications without prior notice or obligation. See your sales representative for additional information.04/05/23*

- Impact Fee-\$15,000
- Storm Water Management- \$5,000
- Electric/Service- \$1,888
- Engineering/Survey- \$3,500
- Driveway -\$3,500
- Clearing -\$9,000
- Sediment Control \$3,000

ENERGY CONSCIOUS FEATURES

- Energy Efficient 14 SEER Heat Pump with Air Conditioning
- 50 Gallon Electric Hot Water Heater w/Mixing Valve
- Air Infiltration Membrane at the Top of all Foundation Walls
- Attic Insulation = (Per Code)
- Exterior Walls Insulation = (Per Code)
- Basement Walls Insulation = (Per Code)
- Overhangs Insulation = (Per Code)
- Garage Ceilings Insulation = (Per Code)
- Windows, Door Stoops, Bottom Exterior Plates, Wire, Pipe & Mechanical Holes are Caulked or Foamed with Insulation.
- Insulated Fiberglass Exterior Front Door w/ Weather Stripping
- "Marrick" House Wrap
- Efficient Attic Ventilation

EXTERIOR FEATURES

- Maintenance Free Vinyl Dutch Lap Siding
- Seeded Lawn
- Maintenance Free Soffits & Fascia
- Decorative Lighting
- Seamless Gutters and Downspouts
- Painted Foundation to Match Siding
- Maintenance Free, Vinyl Tilt-in Single-Hung Windows with Screens & Grids
- Decorative Features Above Front Elevation Windows (Plan Specific)
- Two Hose Bibs and Two Exterior Electrical Outlets

MARRICK'S DEMONSTRATED COMMITMENT TO CUSTOMER SATISFACTION INCLUDES

- Pre Settlement Walk-Through Inspection
- Exclusive Builders Limited Warranty
- Individual Community Superintendents
- Personal Color / Floorplan Coordinator
- Personal Home Site Orientation
- Pre-Drywall Electrical/Low Voltage Orientation
- Celebrating Over 40 Years Building Homes Throughout Southern Maryland

Purchaser(s) Initials _____ / _____ **Seller's Initials** _____