

The Woodland Collection at Sheldon Hills

Impressive ELEMENTS

Twin Townhomes

KITCHENS OF GOOD TASTE

Quality Schrock Guthrey Cabinetry in oak or maple
36" high walls cabinets
"Ubatuba" granite kitchen countertops with 4" backsplash
Single bowl stainless steel under mount sink
Chrome single lever faucet with spray
Bruce 2 1/4" pre-finished hardwood flooring
Copper supply line for refrigerator

DELUXE APPLIANCES

Energy Star dishwasher
Space saver microwave
30" electric range
Garbage disposal

ENERGY SAVING FEATURES

High efficiency gas forced hot air heating system
Central air conditioning (13 SEER)
40 gallon hot water heater
2x6 exterior wall constructions with R-19 fiberglass insulation
R-38 Fiberglass insulation in ceiling
Two exterior hose bibs
Ice & water shield at roof eaves & valleys

DELUXE MAIN BATH

Choice of "Mellowood," "Bretwood," or "Richwood lite" cabinetry
Post form laminate countertop
Quality white china drop-in lavatory sink
Polished chrome 4" center single lever faucet
Full width mirror
Kohler Vikrell tub/shower unit
Curtain rod
China water closet with standard bowl (white)
-Ceramic tile floor
-Fan/light
-Polished chrome towel bar & tissue holder

LAVISH MASTER BATH

Choice of "Mellowood," "Bretwood," or "Richwood lite" cabinetry
Linen cabinet (per plan)
Square edge laminate top
Quality white china drop-in lavatory sink
Polished chrome single lever faucet
Full width mirror
4x4 ceramic tile wall surround at shower
White shower base
Glass shower door with polished chrome trim
Ceramic tile flooring
Polished chrome towel bar & tissue holder
Fan/light

INTERIOR ELEGANCE

*Bruce pre-finished hardwood flooring at entry foyer
9' 1st floor ceilings
Smooth walls & ceilings throughout
Colonial six panel interior doors with satin nickel hinges & door knobs
Full wood jambed doors & windows
2 1/4" painted colonial casing on all windows & doors
Wall to wall carpeting
Gas fireplace with mantle & granite surround

STYLISH EXTERIOR FINISH

*Quality Anderson insulated low-E windows with full screens and internal grilles
Anderson gliding patio door (no grilles) with sliding screen
Quality Owens-Corning architectural roof shingles with 30 year warranty
Maintenance-free wood grain vinyl siding
Aluminum fascia & vinyl soffit
Stone accents at front elevation
Amarr steel classica overhead garage door with glass inserts, door handles, garage door opener and 2 controllers
Masonite fiberglass woodgrained stainable insulated door at Front Entry
Schlage decorative satin nickel front entrance handle with deadbolt
Open front entry porch with columns (per plan)
Fully sheetrocked 2 car garage (finished, taped & painted)
16' rear vinyl privacy fence
Decorative mailbox with newspaper holder

Builder reserves right to substitute materials.
All information deemed reliable but not guaranteed.



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ABELE BUILDERS, INC.
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ELECTRICAL / CATV

Distinctive interior lighting package
Quality exterior lighting package including
traditional lamp post with photo-eye
and garage coach lanterns
Recessed light at front entry door
200 AMP electrical service
Door chime
Telephone pre-wire in 3 pre-designed
locations
Cable Television pre-wire in 3 pre-
designated locations
Recessed lighting in kitchen

QUALITY & SAFETY FEATURES

GFI safety outlets in kitchen & baths
Two GFI outlets at exterior
1st Alert security system with integrated
smoke & carbon monoxide detectors

LANDSCAPING

Professionally designed landscape package
Lot graded & hydroseeded
Paver walkway
Fill width blacktop driveway
In-ground sprinkler system

SELECTION MEETING

Personalized interior selection process
Private meeting with our design consultant
in our design center conveniently located
in Halfmoon
Customizing options available

RESORT STYLE

COMMUNITY FEATURES

5600 sq. ft. community clubhouse
includes gathering room with fireplace,
billiard room, full working kitchen,
fitness center and aerobics/activity room
Outdoor heated swimming pool
Putting green
Tennis court
Paved trails for walking, biking and
jogging
Extensive community landscaping
Town water & sewer
Dramatic entrance to community
Homeowners association providing
exterior ground maintenance for
common areas and home

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