



Keswick Pointe Summary of Features and Specifications

The upscale elegance of Keswick Pointe's homes and townhomes feature quality craftsmanship, quality building materials and the introduction of new technologies combining to produce a high quality, energy efficient and healthy home.

Keswick Pointe offers a wide variety of customizable home and townhome plans allowing you to create an environment that fits your lifestyle and distinct preferences.

This Summary of Features and Specifications is a brief outline of the construction components used or may be selected in the construction of your Keswick Pointe home or townhome. A detailed set of specifications along with a complete list of customizable options will be provided at the time of your purchase.

Welcome home to Keswick Pointe...You have arrived.

Neighborhood Highlights

- Keswick Pointe is a Planned Residential Development implementing the best land use, open space and water management practices.
- 107 wooded acres including 28+ acres of open space with 111 homes and 59 townhomes
- Roads constructed to Tobyhanna Township specifications prepared for dedication to the Township.
- Central Sewer by Tobyhanna Twp.
- Central Water by Keswick Pointe
- Underground utilities to eliminate unsightly overhead wires and poles
- Stormwater Management system to direct water shed away from your property and retain that water for absorption and release into the natural watershed
- Fire hydrants and fire flow to protect the safety of your home
- Intersection and cul-de-sac street lighting so your guests and emergency services may locate your home with ease.
- Central mail boxes near the entrance for organized mail service
- Sheltered bus stop for the safety of school children no matter the season
- Playground, multipurpose sport court and picnic pavilion for your recreational use
- Architecturally landscaped entrance to create an address, a sense of place and a "Welcome Home"

Quality Construction and Green Building Standards

- All homes and townhomes meet and exceed the latest International Residential Code (IRC) as adopted by the Commonwealth of PA and Tobyhanna Township.
- All homes and townhomes are inspected at each construction phase by Township Codes Enforcement Officers
- All homes and townhomes have incorporated elements of the National Green Building Standard to be independently certified by the National Association of Home Builders as a "Gold Level" Green Certified Home or Townhome
- All homes and townhomes to be independently Energy Star® Certified for energy efficiency

Sitework, Hardscape and Landscape

- Customer selected home site or townhome site
- Select tree clearing and site preparation
- Foundation excavation and back fill
- Final site grading
- Seeding disturbed lawn areas
- Front elevation landscaping with mulch
- Paver sidewalk from driveway to front entrance
- Paved driveway with turnabout
- Homes have either an on-grade paver patio or a Trex® composite deck with Certainteed®Everlast® vinyl railing system
- Townhomes include a Trex® deck with Certainteed®Everlast® vinyl railing system

(Turn over for more details)

Construction Component Highlights

• **Exterior Components**

- Andersen® Low-E windows with external screens and grills between the glass and tilt-in sashes for easy care
- Jeld Wen® fiberglass front door, sidelites and transom; a stained door look with low maintenance
- Owens® Cultured Stone® in a variety of styles for your front elevation customization
- Glen Gary® brick in a variety of colors for your front elevation customization
- Certainteed® Monogram® 46 siding with a variety of colors for your customized look
- Exterior columns by HB&G®
- Progress® exterior light fixture package
- Certainteed® Cedar Impressions (when applicable) siding to add a unique cedar shake element to the front elevation
- Certainteed® 30-year architectural roofing shingles
- Englert® standing seam metal roofs in a variety of colors for a customized look
- Miratel® trim boards
- CHI® steel overhead garage doors with Raynor® Aviation® automatic door openers
- 2x6 exterior wall framing per code
- Advantech® Zip® System wall sheathing and taping to reduce air and moisture infiltration
- Engineered roof trusses by Universal Forested Products®
- Advantech® Zip® System roof sheathing to reduce air and moisture infiltration
- 12" reinforced block foundation walls
- 4" reinforced concrete slab floors with vapor barrier in basement and garage
- Foundation perimeter drain
- Bilco® steel exterior doors on basement to exterior concrete steps
- Stakwel® egress window wells

• **Interior Components**

- Engineered floor I-joists
- ¾" Advantech® T&G subflooring
- Energy Star® rated insulation and caulking package
- Heat n Glo® propane gas fireplaces with choice of stone or brick facing and wood mantle
- Natural wood stair cases with handrails and balusters by L.J. Smith® Stair Systems
- Moen® kitchen and bath faucets in a variety of finishes
- Kohler® and Aquarius® bath fixtures

- Kohler® whirlpool tub in master bath
- Elkay® stainless steel kitchen sink
- Aristokraft® cabinets and vanities in a variety of styles and finishes
- Granite kitchen counters in a variety of color selections are included
- Cultured marble bath vanity tops in a variety of color selections are included
- Jeld Wen® interior doors in a variety of profiles
- Schlage® door hardware in a variety of finishes
- Benjamin Moore® Green low-VOC paint
- General Electric® (GE) Profile stainless steel appliance package (choice of gas or electric)
- Shaw® ¾" T&G hardwood floors in a variety of color selections
- Dal-Tile® ceramic floors in a variety of color selections
- Shaw® carpeting in a variety of color selections
- Progress® interior light fixture package in a variety of finishes
- Closet systems by Creative Closets®

• **Mechanical Systems**

- Pex® hot and cold water manifold piping system
- Fire suppression sprinkler system throughout the home or townhome with Blazemaster® piping
- Trane® 95% efficient (95% AFUE) variable speed propane gas heating system (Energy Star®)
- Trane® XLi central air conditioning (Energy Star®)
- Trane® "Clean Effects"® electronic air cleaner
- Trane® central humidifier
- Barnes® EcoTran® sewerage pump station with decorative rock cover
- Low visibility, high capacity, 500 gallon underground propane tank