



5 PRATO VERDE LANE, ROCKTON  
QUALITY FEATURES INCLUDED

***FINISHES***

- Extra Large 7-1/4" "Step" Style Baseboards & 3-1/2" Matching Casing
- Oak Main Stairs, Basement Stairs & Railings  
As Per Plan Complete With  
1/2" Square Black Iron Spindles
- All Doors "Lincoln Park" Style
- Custom Built-In Columns & Arches As Per Plan
- Weiser "Halifax" Black Lever Hardware On  
Interior Doors & Weiser "San Clemente"  
Front Door Grip Set
- Smooth Ceiling Finish Throughout
- Nine (9') Ft High Ceilings On Main Floor
- Vaulted & Coffered Ceilings As Per Plan
- Direct Vent Gas Fireplace
- Finished Garage With Overhead Doors,  
Openers, Remote & Keypad
- Interior Doors "Lincoln Park" Style
- Oversized 8' Doors On Main Floor Per  
Plan
- Two (2) 56" X 36" Oversized Basement  
Windows
- Shower Seats & Niches As Per Plan
- Shower Glass Enclosures As Per Plan
- Crown Moulding In Master Bedroom &  
Dining Room As Per Plan
- One 3 Pc. Bath Rough-In In Basement
- Custom Precast Stone Surround On  
Great Room Fireplace Complete With  
Matching Hearth

***FLOORING***

- High Quality Ceramic Tiles In Laundry,  
Mudroom & Bathrooms
- Hardwood Included In All Remaining Finished  
Areas Of Home

***CABINETY FEATURES***

- A Generous 108 Thousand Dollar Cabinetry  
Budget For Custom Cabinetry Throughout Home
- Custom Granite Tops On Vanities,  
Kitchen & Pantry Cabinetry

***ELECTRICAL FEATURES***

- Custom Light Fixtures Throughout Home
- Sixty-Five (65) LED Recessed Pot Lights
- Fourteen (14) Exterior LED Recessed Pot Lights
- White Decora Light Switches & Receptacles
- (9) Cat-6 Locations
- 200 Amp Service
- Hard-Wired Doorbell For Security
- Three (3) Exterior Weatherproof Electrical  
Plugs
- One (1) Designated In Soffit Switched Plug For  
Decorative Lights
- Floor Warming In Primary Ensuite

***EXTERIOR FEATURES***

- Daylight Construction Lot
- Clay Brick & Manufactured Stone As Per Plan
- Distinguished Details Such As Precast Window  
Surrounds & Keystones As Per Plan
- Pre-Finished Maintenance-Free Hardi Siding
- Limited Life-Time Warranty Self-Sealing  
Architectural, Asphalt Shingles
- Maintenance-Free Split Finished White/Pewter  
Vinyl Casement Windows With Transoms As Per  
Plan
- PVC Beam Wraps and Columns On Covered  
Porches
- Oversized 47"X24" Basement Windows
- Oversized 42" X 96" Fiberglass Front  
Door With Multipoint Hardware
- Two (2) Exterior Hose Bibs



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*PLUMBING FEATURES*

- Custom Plumbing Fixtures Throughout Home
- China Basins In White
- Pressure Balanced Valve With Upgraded Trims In All Showers
- Single Lever Faucet In Kitchen
- Laundry Sink With Faucet As Per Plan
- Rough-In 3 Pc. Bathroom In Basement

*ENERGY SAVING*

- Central Air Conditioner Sized To Suit Home
- High Efficiency Gas Forced Air Heating
- Heat Recovery Ventilator System
- Flow Through Power Humidifier
- High Efficiency Rental Water Heater
- Quality Vinyl Casement Thermal Pane Windows With Low E Glass
- Water Saver Plumbing Fixtures
- Exterior Caulking
- Hot Water Recovery Unit
- Exterior Walls Insulated To R-22, Flat Ceilings To R-60
- Passive Ventilation To Avoid Attic Heat Build Up

*CUSTOM CONSTRUCTION FEATURES*

- Engineered Floor Joists
- Extra High 8’ 10” Poured Basement
- Nine (9’) Ft High Ceilings On Main Floor
- Tongue & Groove 5/8” Sub Floor Nailed, Power Screwed Down & Sanded
- Exterior 2” X 6” Walls With Sheathing
- Rough-In For Water Softener
- Basement Walls Insulated Floor To Ceiling
- Denshield Tile Backer In All Ceramic Tile Locations
- Damp Proofing With Dimpled, High-Density Polyethylene Plastic Membrane Drainage Layer & Weeping Tile To Ensure Dry Basement
- HVAC Ducts Are Cleaned Upon Completion
- Enrollment Fee Under The Tarion Program Is Included