



The renderings depicted in this brochure represent an artist's concept of current development and design. The renderings are not intended to show specific details. We reserve the right to make modifications or changes without notice or obligation to the floor plan, site plan, landscape plan, house location or orientation map, or any of the features, options or designs shown. Any and all dimensions referenced herein including lot size are approximate. Options shown are offered for an additional cost. Please see your sales consultant for specific details regarding the elevations, plans, pricing, dimensions, specifications, or products offered in the community. This material shall not constitute a valid offer in any state where prior registration is required or void by law. ©2017 High Point Development in association with Robertson Douglas Group. All rights reserved. 03/2017

ESTATESATWESTLONGBRANCH.COM

— LUXURY FEATURES —

UNSURPASSED LUXURY & DESIGN

It wouldn't be a High Point Development home without our signature luxury standard features. Those features include; gourmet kitchens with attached flex room space to tailor to your needs, spa inspired showers in master bath, additional hardwood flooring, granite in bathrooms and additional customization available to fit your needs.



ESTATES AT
WEST LONG BRANCH

LUXURY FEATURES

Gracious Living

- Homes designed by nationally renowned award winning architects
- Two-car garage, sheetrocked with interior access
- Heatilator® gas direct-vent fireplace in family room
- Brick or Stone elevations (per plan)
- Intimate neighborhood with side-entry garages
- Volume and tray ceilings available where applicable (per plan)
- Maintenance free vinyl siding
- Grand two-story entry foyer
- Spacious nine-foot ceilings on first floor
- Elegant formal living and dining rooms
- Library/study
- Choice of decorator selected exterior color schemes
- Abundant closets with vinyl clad ventilated shelving
- Finely crafted genuine oak handrails and banisters with white painted poplar balusters
- Raised panel interior doors
- All doors and standing trim in semi-gloss paint
- Bruce® hardwood flooring in foyer, living room and dining room
- Daltile® ceramic tile in kitchen
- Luxurious Shaw® wall-to-wall carpeting in living area and throughout second floor
- Washer and gas dryer hook-ups
- Door chime for front entry door
- Brushed nickel doorknobs

Kitchen

- Elegantly designed kitchens with island work stations (where shown) and 42" Timberlake® upper cabinets
- Timberlake® maple cabinets with crown molding
- Whirlpool® stainless steel multi-cycle dishwasher
- Whirlpool® stainless steel 30" free standing gas range
- Whirlpool® stainless steel vented microwave above range
- Granite countertops with Sterling® (a Kohler® company) stainless steel single bowl undermount sink
- Pantry as shown with ventilated shelving
- Kohler® single-lever faucet with sprayer
- Ice-maker water line

Master Bedroom Suite

- Luxurious master suite with expansive closet storage
- Lavish tiled master bath with 5'x5' spacious glass enclosed shower
- Maple vanities with cultured marble countertops with two integral sinks
- Kohler® single-lever faucets
- Full mirrored vanities
- Decorator selected Progress® light fixture above each sink
- Sterling® (a Kohler® company) elongated toilet

Bathrooms

- Sterling® (a Kohler® company) pedestal sink in powder room
- Full mirrored vanity
- Decorator selected Progress® light fixtures
- Ceramic tile floors, tub, and shower surrounds
- Kohler® single-lever faucets
- Maple vanities with cultured marble countertops and integral sinks
- Sterling® (a Kohler® company) elongated toilets

Quality Construction and Safety

- I-beam wood floor system
- Raised panel steel garage doors with openers
- Poured concrete basement
- 200-AMP electrical service
- All copper wiring
- GAF® High Definition® 25-year dimensional roof shingles
- GFI protected circuits in kitchen, baths, garage, and exterior
- Hardwired smoke/carbon monoxide alarms with battery backup
- Baked enamel-surfaced aluminum leaders and gutters
- Maintenance-free aluminum covered fascia
- Maintenance-free ventilated vinyl soffit
- Paved driveway
- Concrete walkway from front entrance to driveway
- Hose-bib at convenient location
- Two weatherproof exterior electrical outlets
- Two multimedia jacks with two Cat5e network jacks and one RG6 cable jack
- One Cat5e jack in kitchen
- Communications wiring to a single basement location for easy amplification upgrades
- Pull-down attic stairs

Energy and Conservation

- Two-zone central air conditioning
- 13 SEER condensing unit
- High efficiency gas heating
- R-38 attic insulation
- R-21 wall insulation
- 50-Gallon quick recovery gas hot water heater
- Vinyl insulated windows with Low E glass and internal grills
- Window screens
- Therma-Tru® insulated front entry door with sidelights and transom
- Thermally insulated patio glass door with transom
- Water saving plumbing fixtures
- Scald guard shower faucets

Community

- Minimum half-acre lots
- All underground public utilities
- Municipal water
- Municipal sewer
- Natural gas for cooking and heating
- Street lighting
- Paved roadways
- Cable television
- Tree-lined streets
- Community sidewalks

Warranty

- 10-Year state approved warranty plan by 2-10 Homebuyers Warranty®



Custom Features

- Pre-priced options permit a full range of additional customizing to fit your particular needs: tray ceilings, whirlpools tubs, sunrooms, additional fireplaces, guest suites, conservatories, and many more!