

# Rochester Included Features

on your new Marrano Home



## Hathaway's Single-Family & Villas



When it comes to new home design, Marrano doesn't just set the standards, we raise them to a level unmatched by any other builder. On top of an exceptional list of standard features - and the peace of mind that comes from building with the area's #1 home builder - Marrano offers you a combination of extra amenities and services you can't get anywhere else. These include:

- ✚ Access to Marrano's exclusive Design Center - a 3,000 square foot, state-of-the-art showroom offering one stop convenience for your interior and exterior selections
- ✚ Full-time customer coordinator
- ✚ Help in qualifying for a mortgage and bank financing services
- ✚ Exclusive Safe and Sold program to help you sell your existing home, now with staging expert services free of charge
- ✚ 24 hour emergency service
- ✚ Peace of Mind Warranty and Service Program with warranties for specific items over and above the industry norm
- ✚ Home electronic services - Experienced professionals are available for consultation on home theater, alarm systems, video surveillance and more



# Single-Family

## INTERIOR FEATURES

- MDF 3" baseboard, 2-1/4" casing on doors & windows
- Oak stair rails with choice of stain and white balusters
- 6-panel wood grain hollow core interior doors with choice of brushed nickel, antique bronze or black hardware
- SHAW Cabana Bay carpet with 6lb pad
- Luxury vinyl plank (LVP) floors in kitchen, dinette, foyer and powder room
- Luxury vinyl tile (LVT) floors in baths and laundry
- Sherwin Williams interior low shine paint with choice of 3 out of 6 light colors and white semi-gloss trim
- Smooth painted ceilings (except garage)
- Lighting fixture allowance \$2,000
- LED recessed lights in Hallways and walk in closets
- All bedrooms have ceiling lights (Fixture not included)
- (2) telephone outlets and (2) cable TV outlets
- 9' ceilings on first floor and 8' ceilings on second floor
- 90% efficient, gas forced air furnace
- Honeywell F100 media air cleaner
- Dust free active air purifier including ionic oxidation, negative ionization, and UV-C light
- HONEYWELL® set-back digital thermostat
- Tankless hot water heater
- Central air conditioning
- Smoke and Carbon Monoxide detectors hard wired with battery back-up per code
- 1750 GPH submersible sump pump in basement
- Choice of gas or electric line for range and dryer
- Single bowl laundry tray and laundry hook-ups
- Ventilated, vinyl-coated wire shelving in all closets
- 200 amp service
- All electrical circuits - arc fault
- All major appliances on dedicated circuits (GFI)
- Halo Drain in lieu of overflow pan for 2nd floor

## KITCHEN / BATH FEATURES

- GROHE kitchen faucet
- AMERICAN STANDARD bathroom faucets
- AMERICAN STANDARD toilets – white
- Double bowl 18g under-mount stainless steel kitchen sink
- AMERICAN STANDARD white under-mount sinks in bath
- WHIRLPOOL dishwasher /WHIRLPOOL microwave with direct vent exhaust. choice of black or white
- Granite countertops in kitchen and Baths
- 36" Maple recessed square flat-panel standard overlay cabinetry in Kitchen and baths with choice of stain and hardware
- Soft close, adjustable, concealed hinges at all cabinets
- Chrome or satin nickel 24" towel bar and toilet paper holders in all bathrooms
- STERLING tub/shower units – white
- 1 LED recessed light in tube/ shower area
- BROAN bath fans in all bathrooms
- Individual shut off valves at each sink
- Framed mirrors - 1 per vanity sink offered in silver, rub oiled bronze & white
- Garbage disposal
- Waterline to refrigerator included

## EXTERIOR FEATURES

- White Vinyl double-hung windows and sliding patio door, with screens and integrated grilles on front elevation, per plan
- THERMA TRU smooth (paint grade) fiberglass insulated front door
- Glass block basement windows – (1 vented)
- 1 BOWMAN KEMP Egress escape window in basement
- Low maintenance D4 vinyl siding in choice of colors
- PVC exterior trim
- Low maintenance vinyl soffits & aluminum wrapped fascia
- 7/16" OSB exterior sheathing
- Exterior house wrap
- Aluminum gutters and downspouts
- Entire garage dry walled and taped with one coat of mud
- 30-year architectural roof shingles with ridge vent
- 3/4" subfloor, tongue & groove – glued, nailed and screwed
- Insulation – 12" ceilings (R-49); 3-1/2" sidewalls (R-13) with 2 mil poly wrap 6" basement (R-19)
- All windows and doors to be foam sealed
- Rim Joist is spray foamed
- 8ft poured concrete basement walls with Form-A-Drain foundation surround and foundation water barrier
- Exterior GFI outlets – (1) front, (1) rear
- Exterior frost free hose bibs – (1) front, (1) rear
- Deadbolt locks on exterior doors
- LIFTMASTER garage door opener w/ (2) remotes and exterior key pad
- ring video front door bell
- Blacktop driveway
- Lot graded, top soiled, raked and hydro-seeded