

THE SUSQUEHANNA

Starting at 3,187 sq.ft.



The fun, “beachy” colors of the exterior, side load garage and front porch make a lasting first impression of our Susquehanna model home.

The 2-story hardwood foyer leads way to the formal dining room and library. Just a few steps down the hall the impressive 1st floor owner’s suite which features a tray ceiling, bath with separate tub and shower, hardwood cabinetry, and large walk-in closet. The kitchen, with ceramic tile floor, hardwood cabinetry, island with breakfast bar, granite countertops and energy star appliances, is perfect for entertaining. Adjacent to the kitchen, is the great room with tray ceiling and a plethora of windows.

Just off the kitchen is the perfectly placed staircase which leads to the second floor overlook, three secondary bedrooms and full bath.

Inside and out, you’ll find The Susquehanna has everything you want and need in a beach home!



Optional 3rd
Car Garage

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Renderings and floor plans are the designer’s concepts and may vary in detail from plans and specifications. All room dimensions are approximate and may change without notice. Plan dimensions, architectural features and materials are subject to change without notice or obligation.



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FIRST FLOOR WITH 9' CEILINGS



2-Story Space
 Optional
 Volume Ceiling

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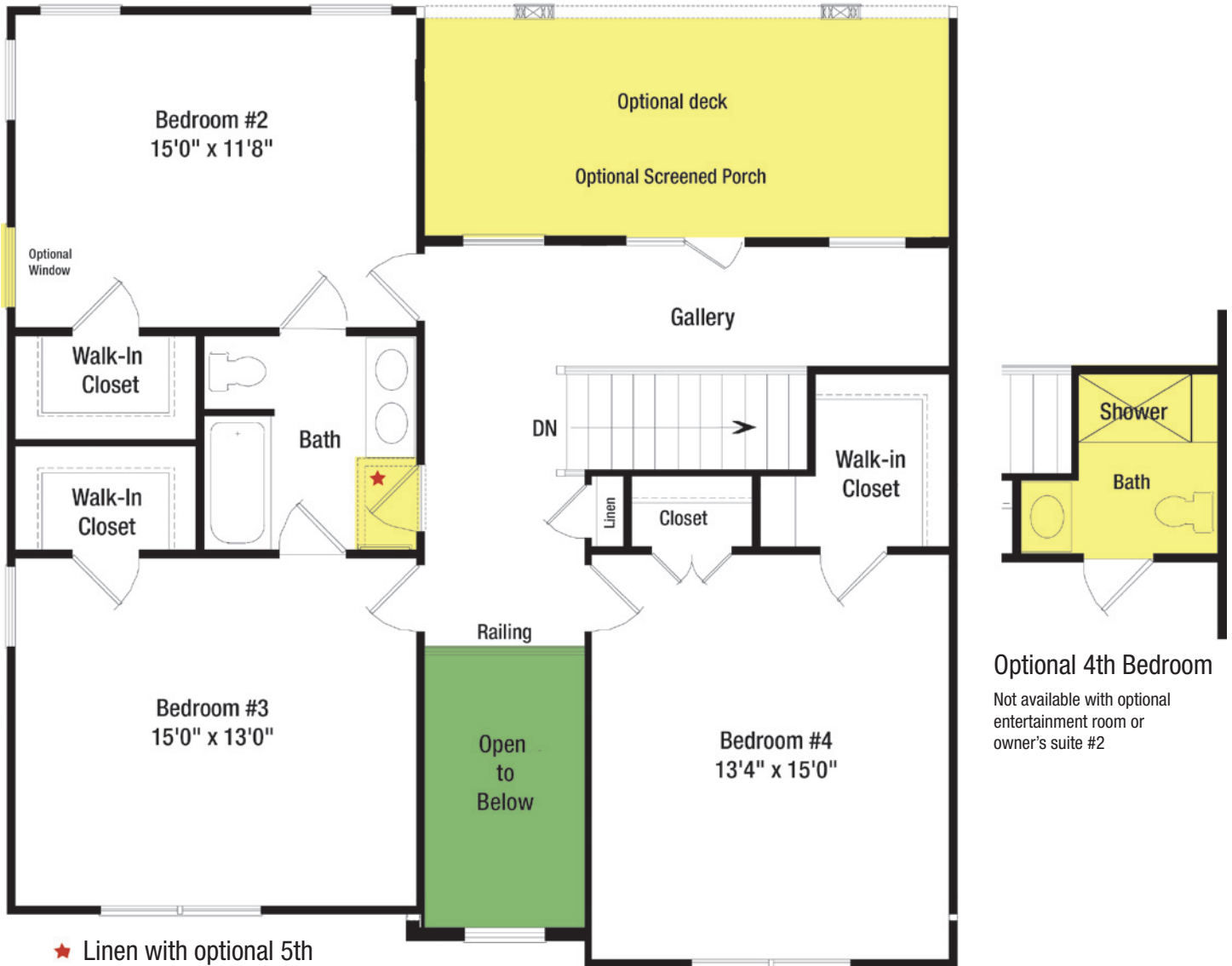


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SECOND FLOOR WITH 8' CEILINGS



★ Linen with optional 5th bedroom, owner's suite 2, entertainment room

■ 2-Story Space ■ Optional

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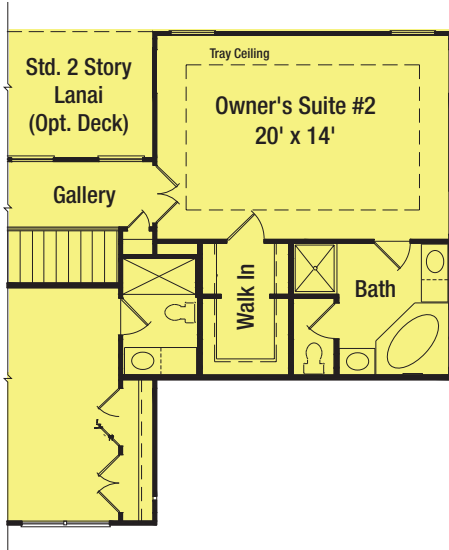


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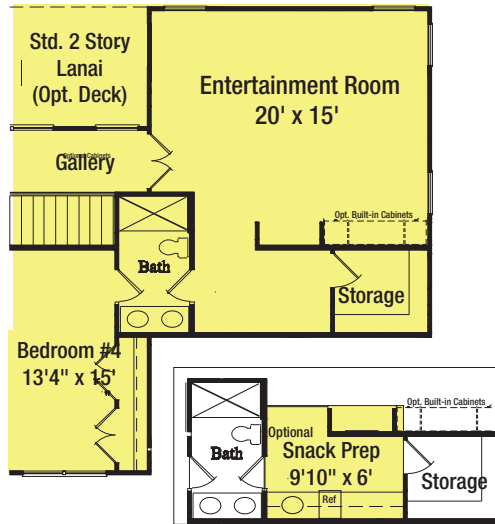
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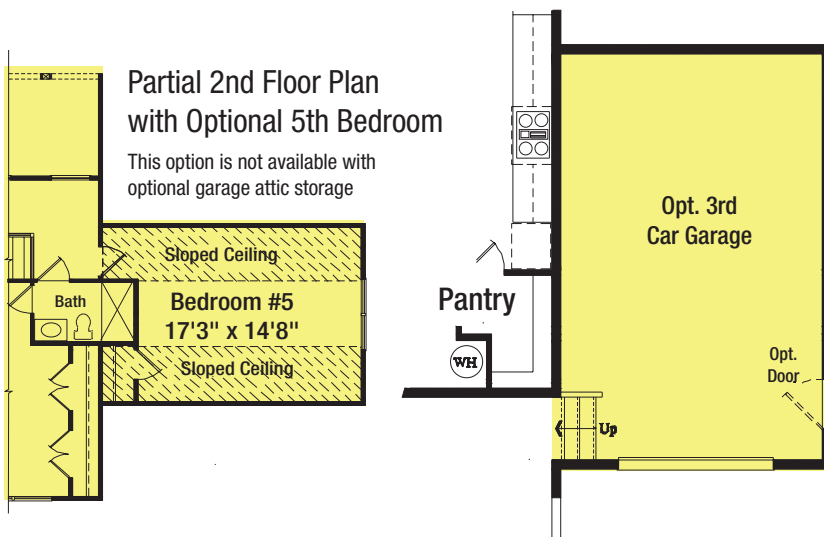
Partial 2nd Floor Plan
with Optional Owner's Suite #2



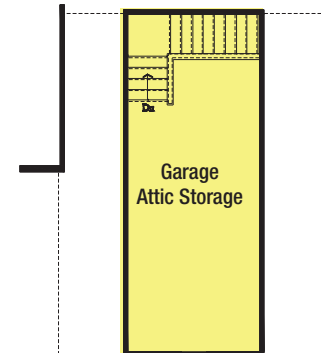
Partial 2nd Floor Plan
with Optional Entertainment Room



Partial 2nd Floor Plan
with Optional Garage Attic Storage



Partial Plan with
Optional 3rd Car Garage



Optional

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STANDARD FEATURES

Exterior

- 1/2 Acre Wooded Homesites
- Bay views (see site plan for specific homesites)
- Lawn irrigation system (front and sides)
- Sod - front and 10' back on side
- Lawn maintenance program
- Two-car garage
- Frost free hose bibs (front & rear)
- GFI outlets (front, rear and garage)
- "Hardi-Plank" style fiber cement siding
- Concrete driveway and walkway
- Landscaping package
- Carriage style garage doors with openers

Kitchen

- Granite Countertop
- WHIRPOOL - ENERGY STAR APPLIANCES
- Single or double bowl stainless steel sink
- KOHLER Faucet with pull-out sprayer
- 42" Hardwood cabinets

Baths

- Ceramic tile Owner's bath - 12 x 12 floor
- Secondary Baths -12 x 12 floors
- Elongated toilets
- Hardwood cabinets with recessed panel doors
- KOHLER plumbing fixtures

Interior

- 1st floor owner's suite
- 2-tone paint
- CAT 5 cable outlets
- Ceramic foyer, kitchen/breakfast & powder room
- Decorative columns (as designated per plan)
- Schlage levered interior door handles
- Laundry tub in laundry room (per plan)
- 9' ceilings (per plan)
- Carpeted staircase with stained rails and painted balusters
- Recessed lighting throughout
- 2 panel 6' 8" interior doors

Energy Efficiency (Energy Star)

- Draft reducing house wrap
- Low-E argon filled thermal pane insulated single hung tilt-out windows
- R-19 fiberglass insulation in exterior walls
- R-38 fiberglass insulation in ceilings
- 30 year Certainteed (Algae Resistant) fiberglass shingles
- High efficiency A/C & heating systems
- High efficiency water heater

Amenities

- Community pool and poolhouse
- Community center with exercise room, game room, entertainment room, kitchen
- Private beach on Rehoboth Bay with gazebo, kayak storage and kayak launch
- Boardwalk to private beach
- Walking trails throughout

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