

Tilghman on The Chesapeake

Home Specification Sheet

Skillfully Designed and Crafted Homes

- 3-5 bedroom home designs
- 2.5-3.5 bathrooms
- 1-2 car garage models
- First floor owner suites
- First-floor laundry rooms
- Open floor plan

Community Amenities

- Located on a beautiful, picturesque, 2 acre island on Maryland's Eastern Shore
- Community clubhouse, pool and marina
- State of the art floating docks to 50.
- Transient slips and facilities including club, pool, showers, laundry and waterfront picnic area.
- Restaurants and shopping nearby
- Fueling, repairs, provisioning and dry storage are available nearby

Construction and Systems

- 7/16" OSB wall sheathing
- 5/8" OSB roof sheathing with 15lb. felt paper and 30-year architectural shingles
- 3/4" Advantech tongue-and-groove sub flooring, glued and nailed
- Public sewer
- Fire suppression system-per local building code

Exterior Home Features

- Maintenance-free vinyl siding
- Maintenance-free vinyl soffit and aluminum fascia and PVC rakes
- Therma Tru Fiber classic front entry door w/clear glass and transom above w/designer bronze finish hardware/deadbolt
- Garage door with LiftMaster chain- drive garage door operator
- Two exterior hose bibs
- Minimum of two exterior waterproof GFI electric outlets per electrical code
- Landscape package
- Asphalt driveway
- Professionally designed exterior color palettes/packages
- Certaineed Landmark Shingles
- Termite protection
- Crawl spaces
- Gutters & downspout
- Brick porch options
- Exterior lighting package
- Optional deck, screened porch or morning room

Interior Features

- 9' ceilings first floor; 8' ceilings second floor with optional 10' ceilings
- Mohawk "Luxury Composite Plank" in wide wood pattern styles in main living spaces with - with optional wood upgrades
- Mohawk Plush Carpet
- "Luxury Composite Tile" in natural stone designs - all baths - with optional tile upgrades
- Modern trim package

- Modern flat two-panel doors
- Lever door handles (satin nickel finish)
- Modern Casing Profile - all doors, windows, and openings
- 5-1/4" baseboards throughout home
- Ventilated closet and pantry shelving
- Elegant lighting package-brushed nickel finish
- Fully drywalled garage
- Fireplace options available

Bathroom Features

- Options for luxurious owner's shower with seat (per plan) and glass enclosure
- Soft close cabinets - Finish options available
- Granite countertops
- Pedestal sink and commode in powder room
- Exterior vented bathroom exhaust fans
- Vanity light options

Kitchen/Laundry Features

- Soft close cabinets - Finish options available
- Granite kitchen counter tops with quartz option
- Under-mount stainless steel double sink
- Recessed and pendant plan per package
- Whirlpool Dishwasher
- Whirlpool Gas Range
- Whirlpool Over The Range Microwave Oven
- Whirlpool Refrigerator
- Whirlpool appliance upgrades available
- Maytag Top Load Washer
- Maytag Top Load Electric Dryer
- Kitchen faucet with pull-out spray (chrome or brushed nickel)
- Ice-maker rough-in with recessed box and shut-off valve
- Garbage disposal

Energy Efficient House Features

- High efficiency 14 SEER heating and air-conditioning systems
- Foundation wall sill sealer to prevent air infiltration
- Exterior house wrap
- R-49 insulation in attic ceilings
- R-20 insulation in walls
- Insulated hot water supply lines
- Andersen Low-E single-hung windows with tilt-in feature and 1" contoured style integral grills and screens. Black window option.
- Andersen Low-E sliding glass door (per plan)
- Programmable thermostat
- Mastic sealed ductwork / Energy seal package
- Entry doors
- Attic vent system

Features That Prove Our Commitment

- Pre-construction orientation meeting with construction mgr.
- Final walk-through inspection
- Warranty service inspection
- CoConstruct, an online home- owner customer service portal
- 1 year comprehensive warranty, 10 year structural warranty
- 1 year landscape warranty

