



**2402 Maple Av
The Cedars
Wilmington, DE 19808**

Priced at \$529,900

Proudly Built by:

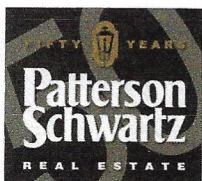
Meadowood Builders

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Gannon Model
2402 Maple Av
The Cedars



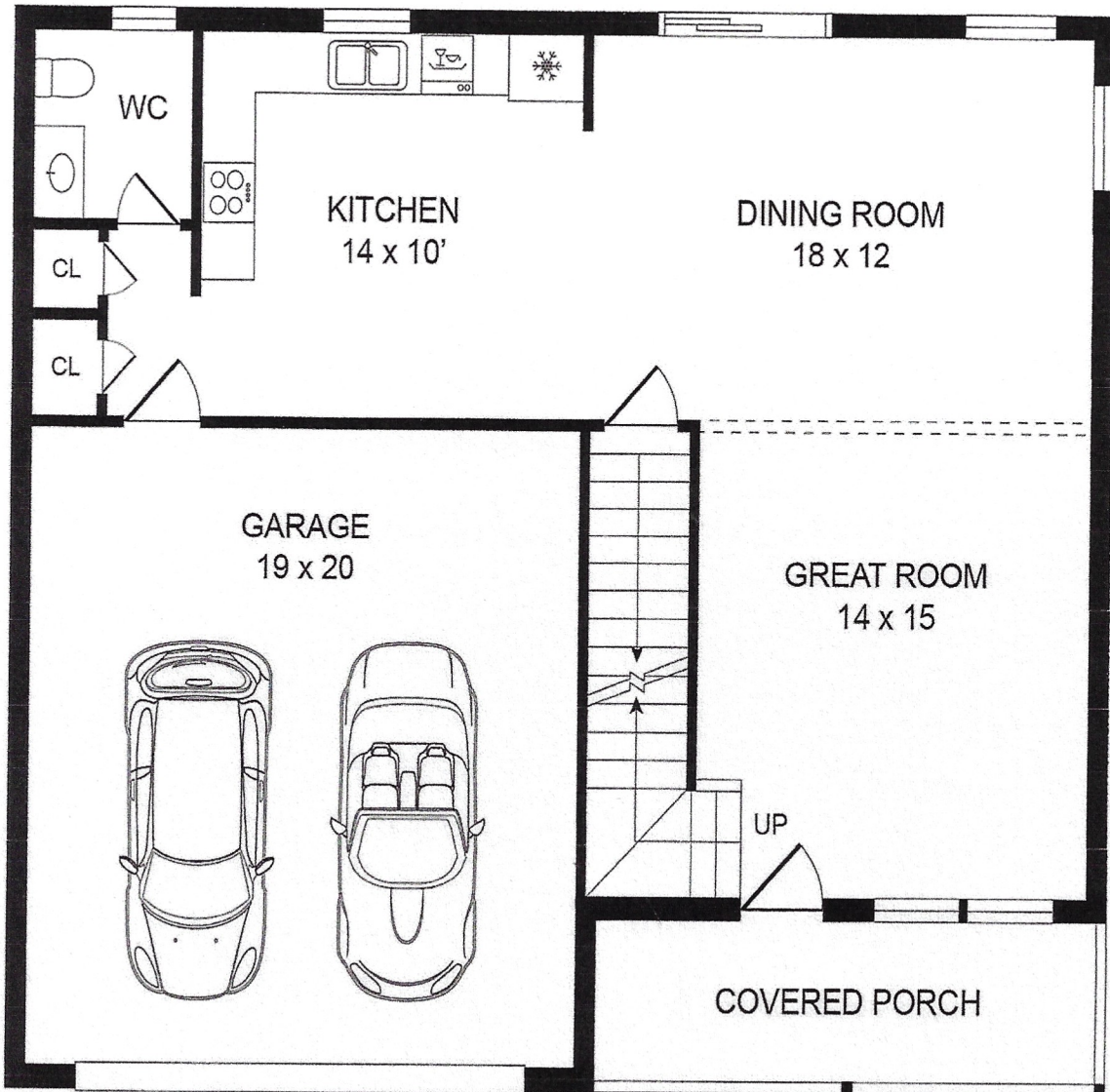
Front Elevation

Artist's sketch. Some options may be shown

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Gannon Model
2402 Maple Av -The Cedars



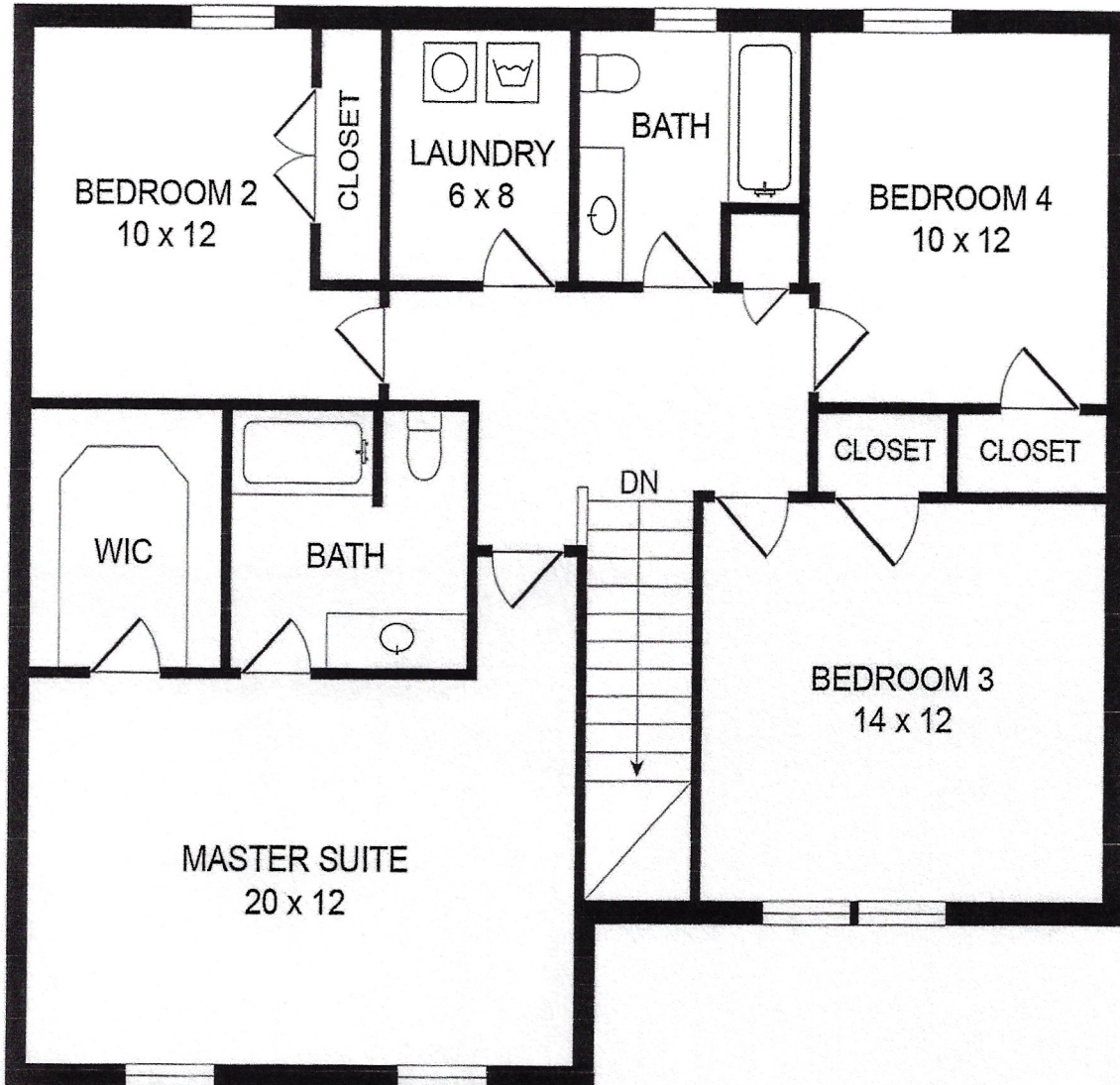
First Floor

Artist's sketch. Dimensions are approximate and subject to variations.

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Gannon Model
2402 Maple Av- The Cedars



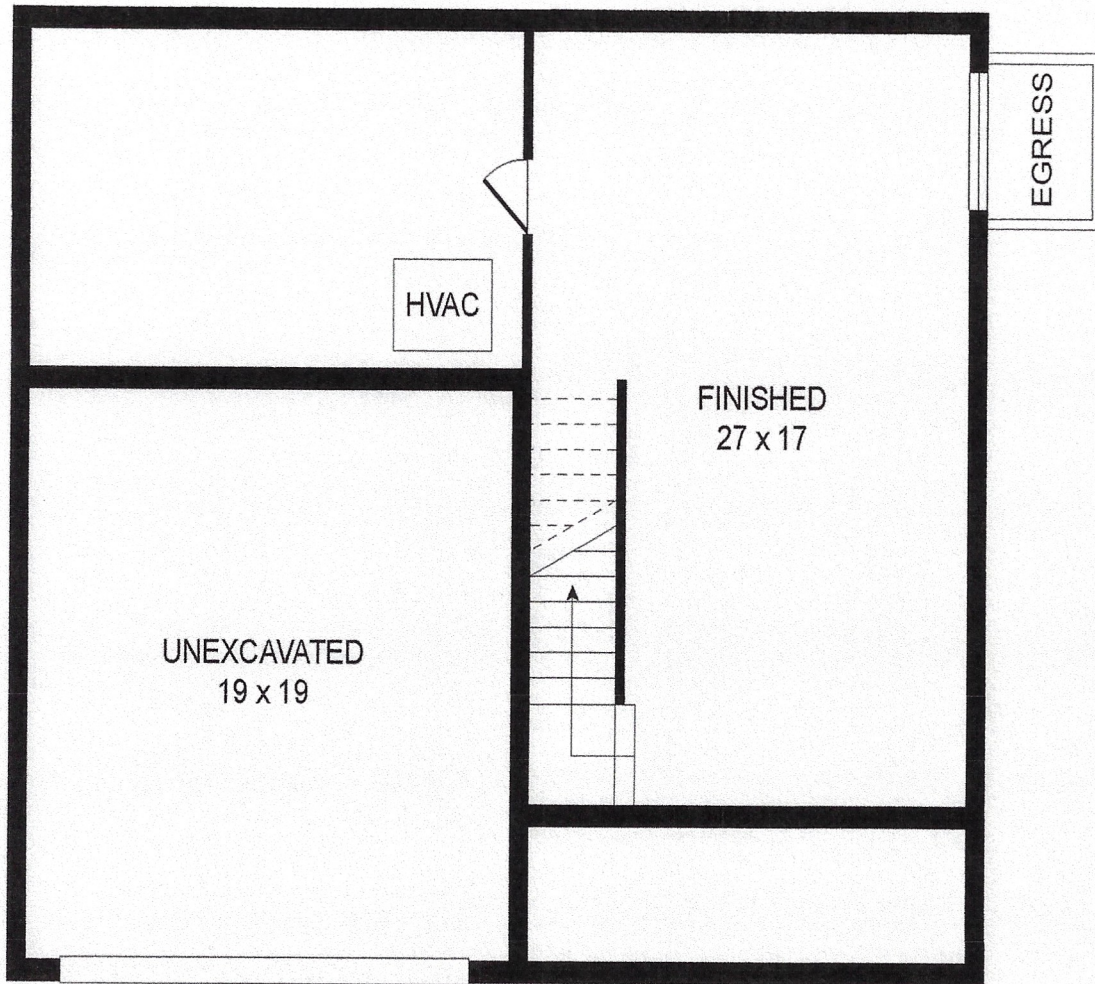
Second Floor

Artist's sketch. Dimensions are approximate and subject to variations.

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Gannon Model
2402 Maple Av
The Cedars

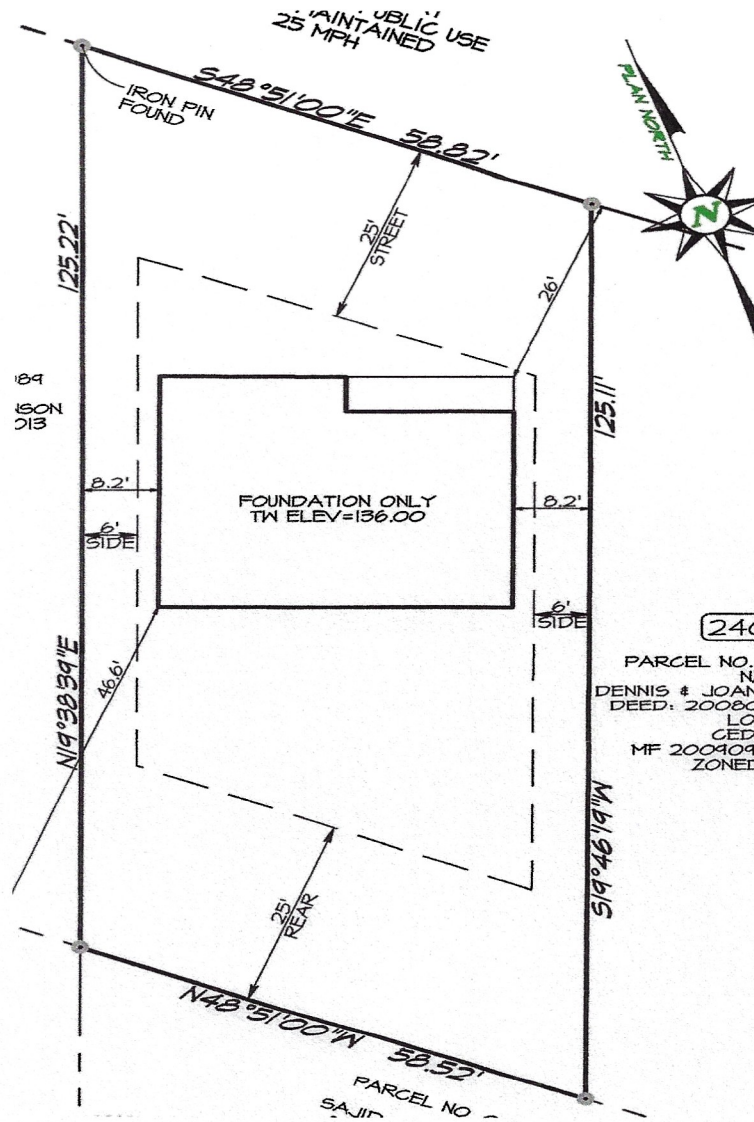


Included Finished Basement

Artist's sketch. Dimensions are approximate and subject to variations.



2402 Maple Ave. The Cedars



Site Plan



2402 Maple Av The Cedars

The features, design and specifications of a Meadowood built home have been carefully chosen to incorporate Meadowood Builders pride of craftsmanship. This pride of craftsmanship means greater value now and in the future for each homebuyer.

ENERGY SAVING AND ELECTRICAL FEATURES

- *Gas 94% high efficiency heating system*
- *Central Air Conditioning*
- *R-49 Blown in Insulation in attic ceilings*
- *R-21 Insulation batts in all exterior living area walls*
- *R-11 Basement Wrap*
- *Insulated Fiberglass front entry door*
- *50 gallon electric quick recovery energy miser water heater*
- *200 AMP electrical service, copper wiring throughout*
- *2 CAT 5 High Speed Telephone Lines*
- *4 RG-6 Cable Lines Satellite and Cable Ready*
- *Ceiling Fan in the Great Room & Main Bedroom*
- *Door chimes*
- *Smoke detectors- Hardwired*
- *Custom lighting package*
- *Energy efficient design, products and construction*
- *17' x 27' Finished Basement (Gannon Model)*

INTERIOR DETAILING

- *Vinyl floor in all baths*
- *Wall-to-wall carpeting w/ 15 yr. soil resistance warranty in BR. & Stairs*
- *Luxury Laminate Wood Floors in Great Rm, Kitchen, DR, Mud Rm.P/R*
- *"Kwikset" hardware throughout*
- *Wood base trim in all rooms*
- *2- Panel interior doors*
- *Closet doors with fully cased openings*
- *½" drywall, screwed and glued*
- *Finished with two coats of Latex paint with bright white trim*
- *Finished and painted walls and ceilings in garage*

- *Mirror plate on all vanities – 36” high x width of vanity*
- *Ceiling Lights in all bedrooms*
- *Washer and dryer hook-up on Second Floor*
- *Ventilated closet shelving*
- *Oak Handrail*

KITCHEN AND BATHROOMS

- *Dishwasher*
- *Electric smooth top range and built-in space saver microwave*
- *Garbage disposal*
- *Custom designed 42”oak cabinets in kitchen*
- *Granite kitchen countertop with single-bowl stainless steel sink*
- *White cultured marble vanity tops*
- *Brushed Nickel fixtures*
- *White Elongated toilets*
- *White Fiberglass tub/ shower enclosure in bathrooms*
- *Water line for ice maker*

CONSTRUCTION AND EXTERIOR FEATURES

- *9’ First Floor ceilings*
- *2” X 6” Exterior Walls*
- *Low E Single hung insulated tilt-in windows with screens*
- *Continuous ventilated soffit*
- *Two exterior 110 volt weather-proof outlets*
- *Two outside frost-free hose bibs*
- *Vinyl low maintenance siding*
- *10 year “2-10” home warranty*
- *1 year personal builder warranty*
- *Architectural 30 year roof shingles with ridge vent system*
- *Raised panel shutters as shown*
- *Aluminum gutters and downspouts*
- *“3/4” OSB plywood sub-flooring, tongue & groove (glued & nailed)*
- *Raked and seeded all disturbed areas*
- *Public water and sewer*
- *Professionally designed landscape package*

The builder reserves the right to change product features design and price without notice. 9/24