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Ranieri Run

Welcome to Ranieri Run, Sturbridge Homes' community located in Lexington Park, Maryland. Ranieri Run will build 75 single family homes with base prices starting in the high \$280's. Please visit our decorated model home and see the quality built into every Sturbridge home.



Homes Built by Sturbridge Willows Road LLC; MHBR #7509
Sales by The Pinnacle Real Estate Company – Agent for Seller

RANIERI RUN



Site Plan is Preliminary Design. Preliminary properties are not defined. All concepts, designs, dimensions, landscaping and availability for this site plan represent the plans and guide lines for this community as currently proposed and as such are subject to change without notice at the sole discretion of Sturbridge Homes. Please consult with New Home Consultant to review the county approved plans.

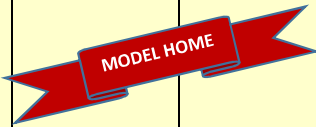
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Base Price List

Model	Base Price	Base Size (sq. ft.)	Description
Avonshire	\$289,990	2,176	This 4 bedroom 2 ½ bath home has a laundry room on the 2nd level. It has a kitchen open to the Great Room along with a separate Dining Room and Office or Living Room. The Owner's Suite has his and hers walk in closets.
Brighton II	\$304,990	2,408	2nd Floor Laundry! This 4 bedroom, 2 1/2 bath home includes a beautiful angled staircase, a 2nd floor laundry room and an owner's suite secluded from the other bedrooms. Give your living room a unique touch or turn it into your private study by adding french doors. The kitchen offers a large pantry and center island. With options, this home can offer over 3,700 square feet of living space.
Covington	\$319,990	2,664	Grand foyer! This home offers an open floor plan with many angles to create its unique design. Perfect for entertaining. Featuring 4 bedrooms and 2 1/2 baths, this home offers a 5th bedroom option complete with an additional linen closet and 3rd full bath. Need a first floor full bath? You can add this option to the powder room that can connect right into the 1st floor library. The owner's suite comes with a spacious closet that you are sure to love! With options, this home can offer over 4,300 square feet of living space.
Durham	\$350,500	3,013	Dual Staircase! This 4 bedroom, 3 1/2 bath home includes a dual staircase, butler's pantry, large pantry and two-story family room. Bedroom 4 comes complete with a private bath. The owner's suite bath is luxurious and spacious. The first floor library can have many uses. From an office to play room, the choice is yours. This home also offers a wrap around porch feature. With options, this home can offer over 4,700 square feet of living space.
Portsmouth	\$316,990	2,250	First Floor Owner's Suite! This home comes standard with a first floor owner's suite and 2 bedrooms on the second floor. An optional 4th bedroom can be added to the 2nd floor (an additional 312 sq. ft.) and a finished basement can add another bedroom, a recreation room and much more.



Sales Managers: Trish Brow & Melinda Brown
 Sales by The Pinnacle Real Estate Company – Agent for Seller
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Current Special - up to \$10,000 in free options and Seller will pay \$10,000 toward your closing costs.

Lot Premiums: There are several premium lots. See the Sales Manager for a complete list of premium lots and the charge for each.



This price list is effective August 26, 2015 and subject to change without notice.
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Uncommon Standard Features, All Included in the Base Price

Discover The Extra Value Built Into Every Home

General Standard Features

- 9' ceilings on main levels, 8' ceilings on top level
- Quality built wood frame construction
- Single hung windows throughout
- Smooth panel fiberglass front entry door
- Concrete driveway
- Ventilated closet shelving
- Crown Molding and Chair Rail in Dining Room
- Crown Molding in Living Room
- Solid Oak Railing with Painted Spindles
- Cased wood window openings with wood windowsill
- 25-year Asphalt/Fiberglass Roof Shingles
- Low Maintenance Vinyl Siding
- Low maintenance aluminum clad fascia and soffit
- Roof gutters with some downspouts piped underground to storm-water management system (lot dependent)
- 7/16" OSB wood sheathing on exterior walls
- 7/16" OSB roof sheathing with 15 lb. felt paper
- Pre-engineered 11 7/8" I-Beam structural floor truss system
- 3/4" OSB Weyerhaeuser Edge Gold (or equal) tongue-and-groove subflooring; glued and screwed
- All sheetrock glued, nailed and screwed
- Brushed nickel door hardware
- Outlets for garage door opener
- Front and rear hose bibs
- Front and rear waterproof electrical outlets
- Sherwin-Williams flat paint on walls (Shell White)
- Sherwin-Williams gloss paint on trim (Pure White)
- Public Sewer
- Public Water
- Interior Fire sprinkler system
- Full Unfinished Basement with Rough In for Full Bath
- Washer/Dryer Hook Up with Exterior Vent
- Smoke/Carbon Monoxide Detectors on all Finished Levels
- Smoke Detectors in all Bedrooms
- Sump Pump in Lower Level
- Half walls with wood cap at 2nd floor overlooks.
- Two windows in the basement
- 25 piece landscape package & Sodded Lawns

Kitchen Standard Features

- Stainless Steel Appliances
 - Whirlpool 5.0 Cu. Ft. Freestanding Gas Range with AccuBake Temperature Management System and range hood
 - Whirlpool Dishwasher with AccuSense Soil Sensor
 - Whirlpool 20.5 cubic foot standard depth Top Freezer Refrigerator with ice maker
- Stainless Steel Double Sink
- Moen Chateau Chrome One-Handle Kitchen Faucet
- Badger 1 (1/3 Hp) garbage disposal
- Easy Clean Laminated Countertop in choice of colors
- 42" Kitchen Cabinets with door hardware

Flooring Standard Features

- Engineered Hardwood (all hardwood is glued); Signature Collection is standard
 - Foyer
 - Powder Room
- Carpet – Wall to Wall Carpeting with 3/8" carpet cushion
- Ceramic - Tile Tub/Shower Surrounds in full baths.
- No-Wax Vinyl Floors – Kitchen, Full Baths, Laundry Room

Bathrooms and Plumbing Standard Features

- Designer Vanities with Cultured Marble Tops
- Medicine Cabinets (per plan)
- Pedestal Sink in Powder Room w/Mirror
- Full Sized Vanity Mirrors in Full Baths
- Powder Room – White Sterling pedestal sink, 4" spread
- Sterling Commodes – standard height, elongated bowl, white
- Bathroom faucets – Moen chrome
- Enameled tubs, white, 5'
- Fiberglass shower base for owner bath, white
- 50-gallon electric water heater.

Electrical Standard Features

- Two phone pre-wires
- Three cable pre-wires
- One Ceiling Fan pre-wire
- Seven recessed lights in Kitchen



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HVAC and Insulation

- Gas Heat
- One or Two Zone HVAC Systems (model dependent)
- Fresh Air Control with Fan Connect
- Honeywell PRO 6000 Programmable Thermostat
- Batt Insulation
 - R-13 in rim joints and exterior walls
 - R-30 in cold floor
 - R-38 in slope ceiling
 - R-38 around sprinklers
 - R-11 Rigid in Basement above grade
- Blown Attic Insulation – R-38 as required

Quality Assurance and Warranty

- Electrical Walk through Pre-settlement Walk-through Inspection
- Quality Builder Warranty Program – 10 Year Warranty
- 11 Month Post Settlement Service List per QBW standards
- Member of the Maryland Building Industries Association
- Member of the National Association of Homebuilders
- QBW Golden Achievement Award (2002)
- QBW Builder of Integrity Award Winner (2005, 2007, 2010, 2013)
- 2011 Top Residential Builders – Baltimore Business Journal

Sales Manager

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Standard Features are subject to change without notice. The Standard Features in force on the date of contract will be the Standard Features for your home.



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Optional Features

There are numerous optional features available. The items below are a short list of the available options.

General Options

- Gas fireplace
- Finished Basement Options
- Basement area way exit
- Walk out basements (lot dependent)
- Oak Main Staircase
- Rail on 2nd floor overlooks in lieu of half walls
- Elevation options
- Brick and Stone Fronts
- Jetted Tubs

Kitchen & Appliance Options

- Washer & Dryer
- Cabinet Upgrades –cabinet upgrade options available
- Ceramic Kitchen Backsplash
- Granite Countertops

Flooring Options

- Carpet – Several upgrade choices are available
- Pad – ½” firm comfort pad
- Hardwood – Several upgrade choices are available
- Ceramic upgrade packages available

Electrical

- Additional electrical outlets
- Additional cable TV pre-wires
- Additional telephone pre-wires
- Additional recessed lights
- Computer network wiring
- Video Monitoring – Live Streaming, Recorded Video, Video Alerts, HD Cameras.
- Mobile Aps – Real-time Alerts, Remote Control, Easy Access, Instant Awareness

- Energy Management and Home Automation – Smart Schedules, Lights and Thermostat Control, Extreme Temps, Keyless Entry, Remote Door Lock Control, Remote Garage Door Control.
- Integrated Whole Home Audio, Intercom and Camera Systems.
- Customized TV Systems – Surround sound, movie theatres
- Central Vacuum Systems
- Garage door opener
- HVAC Smart Thermostat

* Many Smart Home features require an upgraded Monitoring Agreement with Vintage Security.

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