

West Annapolis

For More Information, please contact:

Donna L. Haney
Sales Manager

Sturbridge Homes
Sales Center 410-451-1300
Direct 443-714-8284

D.Haney@SturbridgeHomes.com
www.SturbridgeHomes.com

Sales Center/Model Address:
1310 Chapel Centre Drive
Gambrills, Maryland 21054

Open Daily 10AM to 5PM





West Annapolis

Uncommon Standard Features, All Included in the Base Price

Discover The Extra Value Built Into Every Home

From stainless steel appliances, granite and cultured marble countertops, crown molding, and hardwood floors to the Quality Builder 10-Year Warranty, greater value is built into every inch of these homes... at no additional cost.

General Standard Features

- 9' ceilings on main levels, 8' ceilings on top level
- 8' 8" Raised foundation/basement walls
- Quality built wood frame construction
- 2" x 6" Exterior Walls
- House Wrap
- Single hung Silver Line by Andersen windows
- Cased wood window openings with wood windowsill
- Crown molding in Great Room
- Fiberglass front entry door with clear glass and sidelights.
- Ventilated closet shelving
- Tamko Heritage Architectural Shingles
- Stone Front Water Table (side water table for Lot 4 also included)
- CertainTeed Dutch Lap Vinyl Siding with CertainTeed Shake Siding and CertainTeed Single 8" Board and Batten Siding where shown on plans.
- Low maintenance aluminum clad fascia and soffit
- Roof gutters with some downspouts piped 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 I-Beam structural floor truss system
- ¾" 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
- Landscaping package with partially sodded lawns
- Extensive new tree planting (see approved site plan)
- 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
- Fire sprinkler system
- Sump Pump
- Pine Stairs
- Permeable paver driveway for lot 4, asphalt driveway for lot 5

Kitchen Standard Features

- Stainless Steel Appliances
 - Whirlpool 5.0 Cu. Ft. Freestanding Gas Range with AccuBake Temperature Management System
 - Whirlpool 1.7 Cu. Ft. Over the Range Microwave with hidden vent (vented to outside)
 - Whirlpool Gold Dishwasher with Silverware Spray
 - Whirlpool 25 cu. Ft. French Door Refrigerator with ice maker and interior water dispenser
- Granite 3 cm counter tops with Eased Profile in choice of colors with stainless double bowl under-mount sink
- Moen Integra kitchen faucet with pullout spray
- Badger 1 (1/3 hp) garbage disposal
- Cabinets
 - Maple flat panel cabinets in multiple color choices
 - Hardware/Handles

Flooring Standard Features

- Engineered Wide Plank Hardwood Floor Package
 - Lot 4
 - Foyer
 - Powder Room
 - Mud Room
 - Great Room
 - Kitchen
 - Pantry
 - Dinette
 - Lot 5
 - Foyer
 - Mud Room
 - Powder Room
 - Kitchen
 - Dinette
- Carpet; Signature Collection is standard with 3/8" soft comfort pad. Carpet is standard in all finished space not specified for hardwood, ceramic or vinyl.
- Ceramic
 - Owner's Bath – Brixton 12x12 floors with 9x12 walls and 3x12 cove base; 3" wide glass listello for shower and tub with 2 durango corner shelves
 - Other 2nd floor baths – 12x12 Brixton floors with 6x6 Brixton walls and 3x12 cove base; no listello, one glossy corner shelf
- Vinyl – Laundry Room



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Bathrooms and Plumbing Standard Features

- White cultured marble countertops
- Shower doors in Owner's Bath
- Mansfield Commodes – standard height, elongated bowl, white
- Bathroom faucets – Moen, Eva, (6410), chrome
- Steel, enameled tubs, Proflo, white, 5'
- Fiberglass shower base for owner's bath, white
- 50-Gallon Electric Water Heater
- Basement Bath Rough-In

Electrical Standard Features

- 2 Fan Pre-wires (Owner's Suite and Great Room)
- Three (3) Cable TV pre-wires
- Three (3) Phone Pre-wires
- 7 Recessed Lights in Kitchen
- 2 recessed lights in Owner's Suite (over tub and shower)
- 2 Recessed lights on 2nd floor porch (Lot 5 only)
- 2 Exterior Waterproof Outlets
- Decora wall switches and electric plugs
- Smoke and Carbon Monoxide Detectors

HVAC and Insulation

- Natural Gas Heat Zone 1 (Heat pump Zone 2)
- Fresh Air Control with Fan Connect
- Programmable Thermostat
- Air Seal
 - Foam and caulk sealant package
 - Attic air seal of top plates & penetrations
- Batt Insulation
 - R-11 on Basement Walls
 - R-21 in rim joints and exterior walls
 - R-30 in cold floor
 - R-38 in slope ceiling
 - R-38 around sprinklers
- Blown Attic Insulation – R-49 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 Customer Service Award (1997, 1999, 2000)
- QBW Golden Achievement Award (2002)
- QBW Builder of Integrity Award Winner (2005, 2007, 2010, 2013, 2016)
- QBW 20 Year Achievement Award (2014)
- 2011 Top Residential Builders – Baltimore Business Journal

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West Annapolis Optional Features

General Options

- Gourmet Kitchen Layout with the following appliance upgrades:
 - Whirlpool 10 cu. ft. Double Wall Oven with extra-large oven window.
 - Whirlpool 30 inch Gas Cooktop with Multiple SpeedHeat Burners
- Gas fireplace
- Finished Basement Options
- Oak Main Staircase
- Jetted Tubs
- Doors to Office
- Interior Columns

Kitchen & Appliance Options

- Gourmet Kitchen (double oven and range in lieu of stove)
- Washer & Dryer
- Cabinet Upgrades –cabinet upgrade options available
- Ceramic Kitchen Backsplash
- Granite – several upgrade options are available.

Flooring Options

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

Electrical and Home Automation

- Structured Wiring Package:
 - 20” Hinged Door Connection Center
 - 1x8 Video module
 - 4x8 Telecom module with RJ45 “plug and play” inputs and data pass-through port
 - Six (6) Phone or cable outlets
 - Two (2) CAT5E and two (2) RG6-QS service feeds from connection center to outside NID of house
- Security Package (requires monitoring agreement*)
 - GE Interlogix Concord Control Panel
 - GE Interlogix Alpha Display Digital Keypad
 - Home Automation Control Module
 - Up to 4 door contacts
 - One (1) Motion detector
 - One (1) architectural built-in flush mount siren
 - One (1) System back-up battery Lifetime
 - Vintage Security customized yard signs and window decals

- Video Monitoring – Live Streaming, Recorded Video, Video alerts
- Mobile Aps – Real-time Alerts, Remote Control, Easy Access, Instant Awareness
- Smart Locks
- 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
- Additional fan pre-wires
- Additional cable TV pre-wires
- Additional telephone pre-wires
- Additional recessed lights (only in the lower or main levels)
- Additional electrical outlet
- Garage door opener
- HVAC Smart Thermostat

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

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