



at

Ranieri Run

Welcome to Ranieri Run, Sturbridge Homes' community located in Lexington Park, Maryland. Ranieri Run has 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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Ranieri Run Phase 2 & 3 Lots

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, 2" x 6" exterior walls
- 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



Ranieri Run Phase 2 & 3 Lots

HVAC and Insulation

- Gas Heat
- One or Two Zone HVAC Systems (model dependent)
- Fresh Air Control with Fan Connect
- Honeywell T4 PRO Programmable Thermostat
- 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
 - R-11 Rigid in Basement above grade
- 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
- Service Online Solution (SOS) – Online service coordinator streamlining service requests to preserve time and maximize efficiency
- Member of the National Association of Homebuilders
- QBW Golden Achievement Award (2002)
- QBW Builder of Integrity Award Winner (2005, 2007, 2010, 2013, 2016, 2018)
- Multiple MBIA Sales, Marketing and Product awards
- 2011 Top Residential Builders – Baltimore Business Journal
- 2016 Maryland Awards of Excellence

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

- Microwave
- Gourmet Kitchen Packages (single and double wall oven configurations available)
- Washer & Dryer
- Cabinet Upgrades –cabinet upgrade options available
- 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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