



**GUILFORD  
RESERVE**

## *Standard Features*

### **Exquisite Interior**

- 10-Foot Main Floor Ceilings
- Vaulted Bedroom Ceilings
- Textured Ceilings
- Arched Main Floor Doorways
- Walk-in Master closets
- 2 3/4" Beaded Colonial Casing
- 4 1/4" Painted Wood Colonial Base Trim
- Raised Smooth 6-Panel Interior Doors
- Full Surround Gas Fireplace with Doors
- Ventilated Closet Shelving
- Choice of Wall and Trim Colors
- Designer Lighting Package
- Battery-backup smoke detector
- Battery-backup smoke detectors
- (4) CATV jacks and CAT5 phone jacks
- Front Door Bell and Chime
- Ceiling Fan Pre-Wire (3)
- Kwikset ® Security Dead Bolt Locks
- Kwikset ® Interior Door Knobs
- Ceramic Tile Bathrooms & Laundry
- Maple or Oak Hardwood Floors

### **Gourmet Kitchen**

- Choice of Solid Granite Countertops
- Custom Cabinetry
- G.E. ® Self Cleaning Range
- G.E. ® Pot Scrubber Automatic Dishwasher
- Microwave Range Hood
- Disposal system
- Delta ® Single Handle Faucet with Spray hose
- Double-bowl stainless steel Under-mount sink
- Ice Maker Line
- Decorator Lighting
- Recessed Can Lighting at Kitchen

### **Indulgent Baths**

- Granite Countertops with Oval Sinks
- Delta® Lavatory Faucets
- Decorator light fixtures
- White Toto Water Closets
- Easy-clean fiberglass tubs & shower
- Delta Pressure Balanced Tub/Shower Valves
- Garden Tub in Master Bath
- Separate Shower in Master Bath
- Shower Doors on All Stand Up Showers
- Oversized Plate Glass Mirrors in All Baths
- Porcelain Pedestal Sink in Powder Room
- Choice Of ceramic Flooring
- Custom Organized Closets with Shelving

### **Energy Saving Features**

- 11" Wide Party Wall System
- Insulated Party Wall, Fully Batted R-26
- R-38 Ceiling Insulation
- R-30 Sloped Vaulted Ceiling
- R-19 Overall Wall Insulation
- 5/8 Celotex "Sturdy R" Sheathing
- Insulated Entry & Service Doors
- Insulated Overhead Garage Doors
- Thermal Pane Windows
- Energy Saving Sealant Package
- Natural Gas High Efficiency Furnace
- Natural Gas High Efficiency Furnace
- High Efficient Air Conditioning
- 50 Gallon Water Heater
- Continuous Ridge Vent
- Vented Soffits
- Frost Resistant Water Spigot
- Laundry Room with floor drain



GUILFORD  
RESERVE

## *Standard Features*

### Quality Construction

- Treated Wood Foundation Plates
- Kiln Dried 2x4 Construction
- Engineered Roof Truss System
- Engineered Floor Systems
- 3/4" T & G Floor Decking Glued & Nailed
- Hardy Plank Siding with 50 Year Warranty
- 30-Year Dimensional Roofing Shingles
- Seamless Aluminum Gutters & Downspouts
- Elegant Brick and Stone Exteriors
- Bay Windows
- Private Balcony
- Decorative Window Grids and Full Screens
- High Quality Vinyl Windows
- Steel Insulated Exterior Doors
- Private Entry
- Deadbolt locks
- Finished & Painted 2 Car Garages
- Garage Door Opener & Numerical Key Pad
- Manabloc® Plumbing System
- 200 Amp Electric Service
- 220V Dryer Outlet & Dryer Vent
- Safety GFI Circuits in Baths, Garage, & Kitchen
- Security Alarm System
- Period Exterior Lighting
- In-Ground Sprinkling of Green Areas
- Professional Landscaped Exterior
- Fully Sodded Yard

### Integra Customer Satisfaction

- Site Construction Superintendent
- Pre-Construction Meeting
- Pre-Closing Orientation & New Home Orientation
- Quality Construction Inspections
- 90 Day Homeowner Walk-through
- 1 Year Integra Homeowner Touch Up List
- Integra Home Warranty
- Integra 2-year Mechanical System Warranty
- 2/10 Home Buyer Protection Plan Warranty
- 10-Year New Home Structural Warranty
- Name Brand Manufacturers' Warranties

### Peace of Mind - Low Maintenance

- Lawn care including mowing, edging, trimming
- Snow removal - streets, driveways, walks
- Trash Removal
- Exterior Maintenance Included
- Overflow Parking
- Walking Trails



**Integra**  
**BUILDERS**

*Beauty, Elegance, and Comfort*

Experience the exceptional with custom homes by Integra