



STANDARD FEATURES

HILLANDALE

EXTERIOR FEATURES

- Architecturally controlled community with preselected exterior color packages to enhance the streetscape of the community
- Front elevations include brick, real stone, fiber cement siding, shake, board-n-batten, or a combination of, per plan
- Side elevations include brick or stone watertable
- 30-year warranty architectural shingles
- Baked enamel metal roof, per plan
- Wood shutters with hinges and handles, per plan
- Wood grain fiberglass front door
- Professionally designed landscape package
- Fully sodded lawn with up to 4 zone irrigation system
- Decorative, insulated garage doors; field painted, with hinges, handles and remote opener
- Concrete patio or pressure treated deck; standard size 12 x 14 or 168 sq.ft.
- Pestban bait system
- 6" gutters with round downspouts, pre-painted
- Front porch gas lights, per plan
- Pebble driveways and sidewalks throughout neighborhood

INTERIOR FEATURES

- 10' smooth ceilings on first floor; 9' on second floor
- Latex paint color throughout
- "Carrara" style interior doors – 8' on first floor
- Lever door hardware with matching hinges - satin nickel/oil rubbed bronze finish
- 6 x 6 box newell post at base and 4 x 4 handrail, wood stained staircase. Includes wrought iron-twist/double knuckle spindles
- Staircase to second floor – full wood stained treads, painted risers, per plan
- 5" prefinished hardwood flooring throughout first floor and second floor hallways, except bedrooms and full bathrooms
- Designer tile in all baths and laundry room
- Quality Shaw® carpet with 6 lb. underpad throughout non-tiled or areas without hardwoods on main and second floor

INTERIOR FEATURES CONTINUED

- 5 1/4" cove with base cap crown throughout foyer, family room, study or living room on main, kitchen/breakfast room, dining room, first floor hallway(s), powder room, owners bedroom and upstairs hallway(s)
- 1x8 with base cap baseboards on first floor and 1x6 with base cap baseboards on second floor
- Heavier casing 1x4 with back band surrounding windows and interior doors on first and second floor
- Valet bench in owners entry, per plan
- 42" gas direct vent fireplace with gas logs, Barrington wood mantle, marble surround fire box
- Pre-wire for phone
- Wire and brace for ceiling fans in family room and all bedrooms, and media/loft, per plan
- Designer lighting package includes ceiling fan in family room and owners bedroom
- Decora® "rocker" style light switches throughout the residence
- Wood closet shelving with rod

GOURMET KITCHEN FEATURES

- Prefinished hardwood flooring throughout kitchen
- Executive level designer 42" flat panel full overlay cabinets staggered with 2" crown and European style hidden hinges
- Kitchenaid® stainless steel appliance package
- Kitchenaid® stainless steel 36" gas cooktop with 5 burners
- Kitchenaid® wall ovens and under-counter microwave
- Kitchenaid® stainless steel 4 cycle dishwasher
- Granite countertops
- Tile backsplash
- Stainless steel single bowl undermount sink
- Delta chrome faucet
- Garbage disposal
- Recessed can lights (number of lights per plan)
- Wall mount canopy hood vented outside
- Basements full, unfinished with rough-in plumbing priced per square foot. Homesite specific.

PATRICK MALLOY

LUXURY COLLECTION

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POWDER ROOM

- Rectangular pedestal sink
- Elongated comfort height commode
- Oval, beveled mirror
- Prefinished hardwood flooring
- Delta chrome faucet

GUEST AND SECONDARY BATHROOMS

- Raised height flat panel cabinets
- Cultured marble vanity with backsplash
- Delta chrome faucets
- Vikrell tub/shower combo with decorative tile surround
- Decorative tile flooring
- Scald guard shower valve

OWNER'S RETREAT AND OWNER'S BATH

- Trey and/or vaulted ceilings, per plan
- Raised height flat panel cabinets
- Granite countertops
- Decorative tile flooring
- Fully tiled shower with semi frameless chrome shower door
- Recessed niche in owner's shower
- Tiled bench in owner's shower, per plan
- Recessed can light above owner's shower
- Free-standing tub
- Delta chrome faucets
- Elongated comfort height commode
- Walk-in closet
- Scald guard shower valve

QUALITY CONSTRUCTION AND ENERGY EFFICIENCY

- Energy efficient insulated, double pane vinyl windows
- Housewrap – blocking air infiltration and creating a moisture barrier
- Programmable thermostat on each finished floor
- 14 seer Carrier® central air conditioner
- Carrier® energy efficient gas furnace
- Tankless water heater
- Energy efficient low flow, water saving toilets and shower heads
- Low flow aerators on all faucets
- Quality PEX plumbing water lines
- Engineered floor system on main and second floor with Advantech Flooring
- Pre-engineered roof truss system
- Gas line to kitchen, fireplace, water heater and front porch

WARRANTY AND CUSTOMER SERVICE

- Your new PMC home is backed by over 3 decades of experience in building quality homes
- Comprehensive quality assurance inspections throughout the entire building process
- A personal homeowner orientation and pre-delivery inspection prior to closing
- 30 day and 11 month follow-up inspections by the homeowner
- One (1) year warranty on the home being free of defects and workmanship
- Ten (10) year warranty on any major structural defect

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