

<u>Home Style</u>	<u>Price</u>
Arlington <i>4 Bedrooms, 3 ½ Baths - 3890 sq. ft</i>	\$997,500
Madison <i>4 Bedrooms, 3 ½ Baths - 3786 sq. ft</i>	\$1,020,000
Pennington <i>4 Bedrooms, 3 ½ Baths - 3741 sq. ft</i>	\$1,030,000
Wilkins <i>4 Bedrooms, 3 ½ Baths - 4106 sq. ft</i>	\$1,095,500
Eddington <i>4-5 Bedrooms, 3 ½ Baths - 4006 sq. ft</i>	\$1,120,750
Brinley <i>4 Bedrooms, 3 ½ Baths - 4230 sq. ft</i>	\$1,265,500
Bradley <i>4 Bedrooms, 3 full & 2½ Baths - 4085 sq. ft</i>	\$1,280,000
Wrightstown <i>4 Bedrooms, 3 full & 2½ Baths - 4774 sq. ft</i>	\$1,395,000
Eddington Grand <i>4-5 Bedrooms, 3 full & 2½ Baths - 4531 sq. ft</i>	\$1,425,000
Jamison <i>4 Bedrooms, 4 full & 2½ Baths - 5481 sq. ft</i>	\$1,595,000



Stoneymead SITE PLAN



Quality Construction

- ♦ 2" x 4" and 2" x 6" exterior wall construction
- ♦ 30 year architectural shingles in designer colors
- ♦ Basement walls 10" thick with floating slab floor
- ♦ Public sewer and Natural gas, Private Well
- ♦ Waterproofed basement walls
- ♦ TGI flooring joists for quieter floors
- ♦ ¾" tongue and groove plywood flooring
- ♦ Hand framed roof and attic spaces
- ♦ Stone, Stucco & Hardi Plank exteriors
- ♦ PEX water lines manifold system
- ♦ Frost free hose bibs in 3 locations
- ♦ Exterior waterproof electrical outlets
- ♦ Hydro seeded lawns
- ♦ Underground utilities
- ♦ Sump pump and perimeter drain

Energy Saving Features

- ♦ Spray foam wall insulation with Fiberglass batts
- ♦ Multi zone high efficiency HVAC system
- ♦ Anderson windows with Low "E" glass
- ♦ 75 gallon gas fired high efficiency hot water heater
- ♦ Water saving Kohler & Moen fixtures throughout
- ♦ Insulated entry door with sidelights and transom
- ♦ Tyvek house wrap over exterior plywood

Luxurious Master Retreat

- ♦ Separate vanities with tops
- ♦ Oversized custom mirrors
- ♦ Kohler soaking tub designed for two
- ♦ Premium Kohler & Moen plumbing fixtures
- ♦ 12" x 12" tiled floor
- ♦ Fully tiled shower with frameless glass enclosure
- ♦ Spacious walk-in closets
- ♦ Matching toilet paper and towel bar accessories

Personal Touches

- ♦ Multiple site meetings during construction
- ♦ Individual guidance through selection process
- ♦ Deal directly with the owner

Exquisite Design

- ♦ 9' Basement, First and Second floor ceilings
- ♦ 3½" Hardwood in Foyer, Dining,, Kitchen, Breakfast and Powder
- ♦ 1 - 42" direct vent fireplace with stone surround and wood mantle
- ♦ Oak treads, rails and post with painted balusters and risers
- ♦ Choice of two, three or six panel interior doors
- ♦ Oversized baseboard trim, window and door casings
- ♦ 2 piece Chair rail in Living, Dining Room
- ♦ 3 piece Crown molding in Living and Dining Rooms
- ♦ Luxurious wall to wall carpeting with 8lb. padding
- ♦ Generous light fixture allowance
- ♦ Steel insulated raised panel garage doors with openers
- ♦ Structured wire system for phone, data, and cable
- ♦ Hard-wired smoke detectors with battery backup
- ♦ Washer and dryer connections
- ♦ Closet shelving throughout home

Gourmet Kitchens

- ♦ Custom made 42" wall cabinets with crown and easy glide drawers
- ♦ Granite countertops throughout kitchen
- ♦ Generous appliance package
- ♦ Stainless steel double bowl undermount sink
- ♦ Kohler single lever faucet with pullout sprayer
- ♦ Icemaker line for refrigerator
- ♦ Hardwood in Kitchen and Breakfast/Morning rooms

Laundry and Secondary Baths

- ♦ Pedestal sink with beveled mirror in Powder Room
- ♦ Hall and Jack and Jill baths have double bowl vanities
- ♦ 12" x 12" tiled floor in hall bath
- ♦ Soaking tub with tiled walls
- ♦ Cabinets and folding counter in laundry room (selected models)
- ♦ Matching toilet paper and towel bar accessories
- ♦ Utility tub or sink
- ♦ 12" x 12" tiled floor in laundry room

** Mechanical walk-thru before drywall is installed*

** Updates regarding process and schedule*

** Final 1 year follow-up inspection*



Stages of Construction

In the event you wish to move forward, these are the steps:

1. Sign a lot deposit form and place a \$5,000 refundable deposit on the lot of your choice.
2. Choose your home from the available models and review document drafts of the land agreement, construction agreement and specifications. Receipt of Homeowners' Association documents and execution of the Acknowledgement and Receipt
3. Proceed with final architectural alterations to your plans, if any, using Barley Custom Homes' outside architect. You will be responsible for all architect's fees. Invoices will be forwarded directly to you and must be paid upon receipt. The architect will ready the plans for permit submission and mechanical, electrical and plumbing design drawings will be completed.
4. You will secure a mortgage company for your construction loan. We can recommend Robert Tait at Chase Home Mortgage, Doylestown, Pennsylvania, 215.489.2505.
5. Receive the final draft of your home plans, specifications, land agreement and construction agreement. Sign documents and schedule your land settlement. At this time, a non-refundable deposit equal to ten percent (10%) of the land costs will be required. You will receive credit for the initial lot deposit of \$5,000.00.
6. You will order a title commitment and title policy from a local title agent. We can recommend Genesis Abstract, Inc., Hatboro, Pennsylvania, 215-441-5500 and Diversified Settlement Services, Bristol, Pennsylvania, 215-791-1900.
7. You begin the selection process which consists of picking cabinets, countertops, plumbing fixtures, flooring and electrical fixtures.
8. Barley Custom Homes will begin the permitting process which consists of building and well permits.
9. You purchase the lot from Barley Group, LLC. At this point, you should be actively finalizing the selections for your new home.
10. You close on your construction loan (which should occur at closing on your lot). You will need course of construction insurance. We can recommend David Kauffman at Lechner & Stauffer, Inc., Pennsburg, Pennsylvania, 267-640-2978 and Bob Manley at Roehrs & Co., Inc., Exton, Pennsylvania, 610-363-7999.
11. Barley Custom Homes breaks ground.
12. All final selections (except electrical fixtures) must be completed and signed-off before framing can begin.
13. Throughout construction, a series of draws are made against the construction loan for which you will begin to pay interest. Principal usually is not paid until you take occupancy of the house and convert the construction loan to a permanent mortgage.
14. Barley Custom Homes completes the house within approximately ten months and you take occupancy of the home. At this time you do not officially "settle" again, but normally convert your construction loan to a permanent mortgage.