



The Estates at Quail Run Standard Features



Custom-Designed Exterior Features

- ¾ to 2+ acres lots with public water & septic
- **CertainTeed** Landmark asphalt roof shingles with **lifetime limited** warranty
- Designer selected exterior colors
- Brick to grade front watertable
- Professionally designed landscape package
- Easy care **CertainTeed**, D5 vinyl siding
- Nickel finish **Schlage** deadbolt locksets on all exterior doors
- Oversized two-car front/side load garage with eight-foot-high doors and asphalt driveway (per plan)
- Two frost free hose bibs with drain-down valves
- Two outdoor electrical receptacles
- Custom-designed mailbox

Kitchen Appointments

- Spacious kitchen with dine-in breakfast area
- 42-inch Carriage House cabinetry
- Center work island with granite countertop
- Single oversized sink with **Delta** single-lever faucet with sprayette and soap dispenser
- **GE PROFILE** appliance package
- Recessed lighting throughout
- Granite countertops with choice of color and finish
- Built-in pantry
- Engineered prefinished hardwood floors

Custom-Designed Interior Features

- Ten-foot (10') ceilings on main level; nine-foot (9') on upper and lower levels
- Floor plans with 3.5 to 5.5 baths
- Three-piece rough-in full bath in basement
- Engineered hardwood flooring on entire first floor excluding the office/den
- Plush wall-to-wall soil-resistant carpeting
- Tile flooring in laundry and mudroom
- Oak staircase on main stairs with stained oak railings and painted balusters
- Elegant oversized colonial crown molding throughout first level and upper hall
- Two-panel **Colonist Masonite** doors throughout
- Two-tone custom **McCormick** paint
- **Schlage** nickel finish door hardware
- 42-inch gas direct vent fireplace with mantel and slate surround in family room
- Three Cat 5-e telephone outlets and two RG6-TV outlets
- Laundry room with washer and dryer hookups on 2nd floor
- Smoke detectors with battery back-up on all levels and in all bedrooms
- CO2 detectors on all levels
- Spacious walk-in closet(s) in owner's suite



The Estates at Quail Run Standard Features



Owner's Bath Details

- 35-inch tall vanities with granite counter tops and undermount porcelain sinks
- Dual undermount sinks
- Oversized walk-in shower with frameless glass enclosure and stand-alone soaking tub
- Ceramic tile flooring
- Water saving commode with elongated toilet
- **Delta** brushed nickel faucets and bath fixtures

Luxurious Bath Details

- 35-inch tall vanities with granite tops and undermount porcelain sink in all secondary baths
- Porcelain on steel tub in hall baths
- Ceramic tile flooring in all baths
- All baths include water saving commodes with elongated toilet
- **Delta** brushed nickel faucets and bath fixtures

Quality Construction Features

- Engineered floor joist system
- ¾-inch T & G plywood sub floor-*glued, nailed and screwed*
- Complete sub-slab ventilation system
- **BF Goodrich Flow Guard Gold**, CPVC water lines
- **Glued, nailed and screwed** drywall throughout
- **Durock** tile backer on shower walls, bath floors, and laundry room floors
- Indoor fire protection sprinkler system

Energy Efficient & Smart Features

- Rez Net rated certification
- Maintenance-free, single-hung, insulated, double-pane, **Low-E**, tilt windows
- High-efficiency two-zone 95+ gas heat on 1st and lower levels; heat pump on second level.
- Two smart programmable thermostats
- Insulated six-panel front door with electronic **Schlage** Bluetooth lockset
- **Delta** energy-saving faucets and shower heads
- **Quick-Recovery**, high-efficiency, 75-gallon gas water heater
- **R-49** insulation in attic
- **R-21** insulation on exterior framed walls
- "**Dow Weathermate Plus**" housewrap over OSB exterior sheathing
- All exterior walls 2x6 framing for maximum insulation

Personalized Services and Warranties

- Dedicated team of sales consultants
- Pre-construction meeting with personal builder
- Pre-drywall inspection
- Pre-settlement demonstration
- 60-day post-settlement walk-through inspection
- New-construction warranty: 1-year workmanship; 2-year mechanical, 10-year structural
- One-year termite treatment warranty

This standard features list applies to our homes at The Estates at Quail Run. Although all illustrations and specifications are believed correct at time of publication, accuracy cannot be guaranteed. Churchill Classics, LLC. reserves the right to make changes without notice or obligation.

11/22/2021

1395 Piccard Drive, Suite 170, Rockville, MD 20850 Telephone: 240-243-1000 Fax: 240-243-0715 www.churchillbuilders.com MHBR. No 7334