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BENEFITS  
OF A  
NEW AGE  
HOME

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## NEW HOME FEATURES



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ONE VISIT AND YOU WILL DISCOVER THE DIFFERENCE

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## Benefits of a New Age Home

- RWC 12 Year New Home Structural Warranty
- 12 Month Customer Care Service
- National Home Builders Association Member Since 1989
- New Home Orientation Prior to Settlement with Builder, President of New Age Associates, Inc.
- Customizable Flexible Floor Plan Designs
- Easy One Level Living with No Step Entrances
- 3' Wide Interior & Exterior Doorways with Lever Style Handles
- Private Covered Rear Porch
- Welcoming Wide Foyer
- Two & Third Car Garages Plan Designs
- Electrical & Custom Closet Walk-Throughs

## Energy Efficient Included Features

- Each Home Tested and Certified with Independent Energy Audit
- Andersen® Windows includes Energy Efficient Low E Insulated Glass, Grids and Screens
- ZIP® System Sheathing for Superior Moisture Protection
- Ridge Vent & Vented Soffit Attic Ventilation System
- "Moen" Water Saving Plumbing Fixtures
- Energy Efficient Navien Tankless Hot Water Heater
- Open Cell Spray Foam Insulation System R- 20 Exterior Walls, R-48 Blown Attic Insulation

## Interior Included Features

- 9 Foot Ceilings
  - Textured Ceilings
  - Painted Walls & Ceilings with Sherwin Williams Paint
  - Painted Trim with Semi-Gloss Paint
  - Ceiling Fan/Lights Receptacles or Switch Controlled Receptacles in All Bedrooms
  - Lighting Allowance from the Schaedler Yesco Company.
- Cont'd Next Column...

## Interior Included Features

- LED Recessed Lights in Great Room, Kitchen Area, Laundry & Select Closets
- Pre-Wired for Ceiling Fan/Light in Great Room & Bedrooms
- Reinforced Customized Wood Closet Shelving Designed by Customer
- Choice of Wall-to-Wall Carpet with Resilient Flooring in Kitchen & Baths
- 6 Phone or Cable Outlets
- Atlas Water Filtration System
- Public Water & Sewer with Underground Utilities



## Exterior Included Features

- Hand-Laid Masonry Brick and/or Stone Front Elevation as Shown on Plan
- Stained Insulated Fiberglass Entry Doors includes Maintenance Free Trim
- GAF/ELK Fiberglass Dimensional Shingles with Lifetime Warranty
- Maintenance Free Vinyl Shake Siding
- Board & Batten Shutters on Front & Side Elevations as Per Model
- Low Maintenance Porch Columns as Per Model
- Vinyl Soffit, Aluminum Fascia & Seamless Gutters
- 3 Weatherproof Exterior Electrical Outlets
- 2 Exterior Frost-Free Water Spigots
- Exterior Lighting on Garage & Patio
- Recessed Lights or Ceiling Fan/Light on Rear Porch
- Doorbell with Chime at Front Door
- Insulated Steel Garage Door with Opener
- Two Car Garage with Insulated Walls & Garage Door with Opener & Remotes
- Varied Roof Pitch for Architectural Diversity
- Naturally Vented Roof Soffits with Ridge Vent



## Kitchen Features

- Customizable Kitchens with 42" Hand Crafted Maple Kitchen Cabinets includes Choice of Stain and Hardware
- Easy to Customize Kitchen Plans
- Matching 5' Kitchen Island/Peninsula Included – Per plan design
- Allowance for Granite, Quartz or Solid Surface Countertops with Choice of Colors & Styles
- Allowance for Appliances including Range, Dishwasher and Microwave
- GFCI Circuits
- Waterline for Icemaker Hookup

## Streetscape Features

- Illuminated Address Plaques for Easy Nighttime Identification of Residence
- Professionally Graded & Seeded Lawns
- Concrete Driveways, Lead Walks & Porches
- Community Sidewalks
- Underground Public Utilities Including Natural Gas, Electric, Cable, Telephone, Water & Sewer Services
- Spacious 34' Wide Public Curbed Roadways for On Street Visitor Parking Maintained by Littlestown Borough



## Bathroom Features

- Custom Hand-Crafted Vanity Cabinets including Choice of Stain and Hardware
- Cultured Marble Vanity Tops *with* Color Choice
- Tall & Elongated Water Saver Toilets
- Owners Suite includes Aker® Fiberglass 5' Shower with 1 Seat
- 2<sup>nd</sup> Bath includes choice of Easy Clean One-Piece Aker® Fiberglass Tub/Shower Combination or Fiberglass 5' Shower with 1 Seat
- "Moen" Single Lever Plumbing Fixtures
- Fan Light Combination in All Baths

## Structural & Mechanical Features

- 2x6 Exterior Wall Construction
- Engineered Truss Roof System
- Poured Wall Foundation
- High Efficiency Gas Forced Hot Air Heat
- Over 95% Efficient, Napoleon Equipment "Aprilaire" Brand High-Efficiency Air Cleaner. Longer Collection Period than Flat Media Filter 14.5 Seer High Efficiency Central Air Conditioning with Low Maintenance Mounting Concrete Pad
- "MANABLOC" /MANAFOLD Plumbing System
- 200 AMP Electrical Service with SquareD® Panel
- Washer and Dryer Electrical Hook-Up
- Wired Smoke & CO Detectors with Battery Backup Located Per Code



## Custom & Personalized Options

At Mayberry at Mason Dixon, we offer complete flexibility with our home designs for the homeowner to be able to custom design your dream retirement home to fit your personal needs. Feel free to ask our onsite sales representative for the available options list and all the creative options we offer for each home design. Just to mention a few...

### Interior Upgrades

- Sunrooms
- Garage & Room Expansions
- Custom Kitchen & Bath Designs
- Above Garage Storage Area with Stairway
- Variety of Natural Gas Fireplace Designs
- Tray, Vaulted and Coffered Ceilings
- 5" Base Trim & 3" Window Casing
- Custom Laundry Cabinetry Designs
- Custom Media Center Designs
- Custom Built In Wet Bars, Bookshelves, Desk
- Many Window Options including Boxed & Bay Nook Area
- Custom Paint Choices for Each Room
- Custom Tile Showers, Variety of Designs
- Deadbolts on Entry Doors
- Crown Molding / Chair Rail / Picture Framing
- Options Available for Custom Craftsman Trim  
Shiplap – Mission – Colonial

### Exterior Upgrades

- An Array of Elevations including Traditional, Craftsman & Farmhouse
- Brick & Stone Front Façade is Standard
- Additional Concrete for Patios, Widened Driveway
- Walkout 3/0 Side Garage Door
- Front & Rear Porch Extensions
- Screen Porch with Door



### Easy Living Upgrades

- Grab Bars
- Decora Switches
- Floor Outlets
- USB Outlets
- Handheld Shower Sprayer
- Barrier Free Shower Entrance
- Pocket doors