



KAPLANPOINTOFWOODS.COM

Thursday - Monday 10 am - 6 pm

Sales Office Hours:

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Point of Woods Sales Office

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— DESIGNER FEATURES —

HOMES OF DISTINCTIVE LUXURY

It wouldn't be a Kaplan Home without our signature luxury standard features. Those features include; gourmet kitchens with attached flex room space to tailor to your needs, spa inspired showers in master bath, additional wood flooring, granite in bathrooms and additional customization available to fit your needs.

DESIGNER FEATURES

COMMUNITY

- All underground public utilities
- High-speed cable service by Comcast
- Highly ranked South Brunswick School District
 - Constable Elementary School
 - Crossroads North Middle School
 - South Brunswick High School

DELUXE EXTERIORS

- Brick or stone elevations (per plan)
- Designer inspired exterior color palettes
- Side-entry garages and daylight basements
- Fully sodded lots with irrigation systems and landscaped beds
- Architectural roof shingles with limited lifetime warranty
- Maintenance free vinyl siding
- Aluminum leaders and gutters
- Paved driveway
- Concrete walkway from front entrance to driveway
- Frost free hose-bib at front, garage and rear
- Raised panel 9'x8' insulated steel garage doors with openers
- Weatherproof exterior electrical outlets at front and back doors
- Exterior parcel delivery closet

DELUXE INTERIORS

- Attached two and three car garages drywalled and painted
- Direct access from garage to basement
- Heatilator® gas direct-vent fireplace with slate hearth and mantle in family room
- Two-story entry foyer
- Two-story family room in Saffron
- 9' ceilings on first floor
- Study
- Jack-n-Jill bathrooms (per plan)
- Crown moulding in foyer, dining room, family room and second floor hall
- Closets with vinyl clad ventilated shelving
- Oak handrails and banisters with white painted poplar balusters at main staircase
- Raised two panel interior doors
- Brushed nickel door hardware
- Wood flooring in foyer, first floor hall, kitchen, flex room and stair landings
- Daltile® ceramic tile in mud room and laundry room
- Shaw® wall-to-wall carpeting in family room, living room, dining room, study, second floor hall and bedrooms
- Second floor laundry rooms with hook-ups for washer and gas dryer
- Base and wall cabinetry with granite countertops and optional sink in laundry room
- RG6 TV cables in family room
- Multimedia jack with one CAT-5 phone and RG6 TV cable in master bedroom
- CAT-5 phone jack in kitchen
- Pull-down attic stairs
- Hardwired smoke/carbon monoxide alarms with battery backup

DESIGNER GOURMET KITCHEN

- Wood flooring
- Granite countertops with stainless steel single bowl undermount sink
- Pantry with ventilated shelving
- Butler's pantry with granite countertops and optional sink
- Kohler® single-lever faucet with sprayer
- Aristokraft® maple cabinets
- Whirlpool® multi-cycle dishwasher
- Whirlpool® 21 cu ft. refrigerator with ice maker
- Whirlpool® 36" cooktop with tiled backsplash
- Whirlpool® exterior venting chimney range hood
- Whirlpool® double wall oven
- Sharp® built-in under counter microwave
- Nook

ELEGANT BATHS

- Frameless glass enclosed multi-head shower and free standing tub in master bath
- Aristokraft® maple vanities with granite countertops and undermount dual sinks in master bath
- Kohler® single-lever faucets
- Scald guard Kohler® shower faucets
- Sterling® (a Kohler® company) elongated comfort height toilets
- Daltile® ceramic tile floors, tub and shower surrounds
- Sterling® (a Kohler® company) pedestal sink in powder room
- Progress® light fixtures
- Two-tier ceiling in master bath
- Princess bath in bedroom 2

ENERGY EFFICIENCY

- 200-AMP electrical service
- 3-zone Carrier® central air conditioning and heat
- R-49 attic insulation
- R-21 wall insulation
- Two 50-gallon Bradford White® quick recovery gas hot water heaters
- Vinyl Silverline® insulated double-hung windows with Low E glass, internal grills and screens
- Vinyl Silverline® thermally insulated patio glass door
- Therma-Tru® insulated front entry door with sidelights and transom
- Water saving Kohler® plumbing fixtures
- Electronically controlled irrigation system

WARRANTY

- Professional Warranty Corporation®
- 10-year state approved warranty plan
- 5-year warranty on basement

OPTIONAL DESIGNER FEATURES AND UPGRADES

- Upgraded granite or quartz countertops in kitchen and bathrooms - choice of colors
- Upgraded Shaw® carpeting - choice of colors
- Upgraded Aristokraft® cabinets and vanities - choice of colors
- Upgraded wood flooring - choice of colors
- Upgraded Daltile® ceramic flooring - choice of colors
- Upgraded tile backsplash in kitchen - choice of colors and style
- Wrought iron spindles on staircase - choice of design
- First floor in-law suites with sitting area, kitchenette, full bath and separate temperature controls, sunroom with wood floors
- Skylights in sunroom (on select models)
- Finished daylight basements
- Finished walkout basements (on select lots)
- Conservatories (on select models)
- Master bedroom sitting rooms (on select models)
- Additional bedrooms
- Composite deck off of nook
- Upgraded fireplaces
- Upgraded fireplace hearth and mantle - choice of colors and finishes
- Generators
- Complete home automation and security system
- Upgraded appliances, including Sub-Zero®, Wolf® appliance packages with built-in refrigerators
- 300-AMP service with finished basement
- Additional foot ceiling height in basement
- Finished basement with full bath, 300-AMP service, additional HVAC system and additional foot of ceiling height
- Home theater package with screen projector and surround sound
- Home theater concession stand with Aristokraft® cabinets and granite countertops with theater option
- Wet bar with Aristokraft® cabinets, granite countertops and stainless steel undermount with finished basement
- Electric vehicle charging station in garage

