

G. E. STEEL, INC./LITTLE FARM ESTATES

1050 E. Schoolhouse Road

Chalfont, PA 18914

(215) 822-0535

2003 Marlette

Approximately 1248 square feet

12 x 34 Carport

12 x 16 Shed with Wooden & Metal Shelving
Vented Vinyl Skirting

3 Bedrooms, 2 Baths

Island Kitchen with Separate Pantry

Drywall in Living Room, Hall, and
Master Bedroom

Central Air Conditioning

Coleman Gas Furnace with Perimeter Heat

Sprinkler System Throughout House

R-38 Roof Insulation

R-19 Wall Insulation

R-19 Floor Insulation

Located at: 46 Pasture Lane - Little Farm Estates

Includes:

Rafters 16" O.C.

2 x 6 Wall Construction 90" Height, 16" O.C.

2 x 6 Floor Joist – 16" O.C.

5/12 Pitched Roof

40# Roof

40# Frame

5/8 OSB Floor Decking

7/16" OSB on Entire House

Ridge Vent

Home Tied Down

Water Shut-off Valves at Each Fixture

In-Home Main Water Shut Off – in Utility Room

Single Hung Low E Windows.
Deluxe Trim Package "C"
Faux Marble Windowsills
70 x 60 Picture Window in Living Room
Refrigerator
Deluxe Gas Range
Dishwasher
Washer/Dryer
Full Circle Susan in Corner Overhead Cabinet
40 Gallon Gas Hot Water Heater with Direct Vent with
Water Heater Door -2015
Kitchen Faucet with Removable Spray Head
Moen Faucets Throughout
Tip-Out Trays in Kitchen

Linen Closet in Master Bath
One Piece Fiberglas Tub in MasterBath & Bath 2
Overjohn Cabinet in Bath 2
Walk-in Closet in Master Bedroom

200 Amp Entrance Service
20 Amp Separate Circuit for Heat Tape
Wire & Bracing for Ceiling Fans in LR, Kitchen, BR1, BR2, BR3
with (2) Switches; one for fan; one for light
(4) Telephone Jacks
(4) TV Jacks
Hall Night Light
Front & Back Door Electric Chimes
3-Way Switches – Hall, Utility Room and Kitchen
Power Vent in each bath
(2) Exterior Receptacles
Main in House Smoke Detector
Smoke Detector in Each Bedroom
Battery Powered Carbon Monoxide in Hallway
Brink's Security System – will check to see if ownership can be transferred

Includes all lights, blinds and window treatments.

Room Sizes:

Living Room	12'6" x 14'1"
Dining Room	12'8" x 10'
Kitchen	12'8" x 10'
Utility Room	10'8" x 6'2"
Master Bedroom	12'6" x 14'9"
Walk-in Closet	8'3" x 4'
Bedroom 2	12'7" x 9'10"
Bedroom 3	9'8" x 9'7"
Bath 1	9'7" x 8'2"
Bath 2	9' x 5'