



WELCOME TO FULTON MANOR VALLEY

A community of nine estate home sites on 1+ acre wooded lots located in Fulton, just minutes from Maple Lawn.

Introductory pricing starting in the \$900k's.



CREATE YOUR DREAM HOME.

Choose from nine different floor plans and select interior features to fit your lifestyle. Standard features include gourmet kitchens, hardwood flooring, crown molding and ceramic tile baths.

MODELS INLCUDE: Ashdale, Greenbrier II, Elizabeth, Geneva, Homewood, Kensington, Nouveau, Talbot, and Westchester



Choose the site for your new home at

FULTON VALLEY MANOR

STANDARD FEATURES

KITCHEN FEATURES

Granite countertop in kitchen, choice of color (level 1)
 Stainless Steel Appliances: 4 burner cook top—electric, choice of gas, 30" microhood (300 CFM), 30" double oven, Energy Star Compliant, hidden control dishwasher, Side by side fridge/freezer, 25 cubic feet
 Garage disposal on main sink
 Eat in breakfast rooms (per plan) & islands with optional prep-sink
 Stainless undermount sink, choice of veggie, single, or double bowl
 Moen faucet with pull down sprayer
 42" Maple Cabinets w/ soft close doors/drawers, dovetail construction
 6 recessed lights & breakfast light

BATH FEATURES

Modern 4" center set Moen fixtures throughout, Brushed Nickel in Master and Powder Room, sleek Chrome elsewhere
 3 piece basement bath rough in
 Elongated toilets
 Pedestal sink in all powder rooms
 Upgraded oval bevel mirror in powder room
 Soaking tub in master bath
 Separate shower in master bath
 12x12 ceramic tile floor in master bath, laundry
 9x12 wall tile in master bath
 Ceramic shower pan standard on some plans (see blueprints)
 Tall height vanity in Master Bath
 6x6 floor and wall ceramic tile in secondary baths
 Cultured Marble vanity tops

CUSTOMER SERVICE PLAN

One-year builder warranty
 Pre-construction meeting & plan review with building staff
 Electrical walk through with electrician
 Pre-drywall meeting with building staff, if requested
 Pre-occupancy walk-through
 Day of occupancy walk-through, if requested
 60-day and one-year warranty repair program
 Adhere to Maryland law for mechanical and structural extended warranties - Ask for more information

QUALITY CONSTRUCTION FEATURES

Hand-crafted stick built construction
 7/16" oriented strand board sheathing
 2 x 6 exterior walls with a true R-21 value
 3/4" tongue and groove sub-flooring, wax infused plywood, lifetime waterproof
 Truss Joist engineered I-joists, 16" on center
 Full basement with foundation waterproofing

EXTERIOR FEATURES

2 or 3 car garage, per plan, completely dry-walled
 Upgraded 30-year architectural shingles
 Aluminum gutters and downspouts
 Upgraded Beaded Vinyl Siding
 Therma-Tru fiberglass front entry door
 Oil Rubbed Bronze hinges and levers w/ deadbolt on all exterior doors
 Oil Rubbed Bronze coach lights at exterior doors
 Hose bibs front and rear
 Waterproofed electrical outlets front and rear, or per code
 Siding, stone or brick, per plan (see blueprints)
 Beautiful landscape package included to create curb appeal
 Hydroseed used on disturbed areas in front and rear
 Concrete stoops and porches with broom finish

INTERIOR FEATURES

9' ceilings on main/second level, basement foundation walls
 3-1/4 inch solid hardwood floors in foyer, kitchen, breakfast room, powder room, gallery hallway
 Colonial-style 1 piece crown molding in foyer, living, dining, family room and study
 Chair rail in Dining room & Foyer
 Shadowboxes in foyer, front staircase (where applicable), second floor hallway
 5-1/4 inch baseboards on first and second floor
 3-1/4 inch Colonial Casings on windows and doors
 Upgraded wall-to-wall carpeting with 6 lb pad
 36" gas fireplace with modern slate surround and wood mantle, painted white, in family room
 Oak front staircase with oak handrail, stained to match hardwoods
 Choose from several interior door styles
 Smoke & carbon monoxide detectors on each floor
 3 pre-wired telephone and 3 cable TV locations
 Security system pre-wire for 1st level and basement- free with 1 year agreement
 Brushed Nickel interior knobs and hinges



*Douglas Homes reserves the right to change features without notice (10/4/16). All info is deemed reliable but not guaranteed.

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