



FEATURES

CARLISLE, PA | CUSTOM SINGLE-STORY MODEL HOME

3 BEDS | 2 BATHS | 2217 SF

Musser Home Builders takes a unique approach to designing every new home that we build. We consider how each homeowner will live in their home – from traffic flow to furniture placement and aesthetic appeal. The following is a list of a few of these design features that we've integrated into our Single-story Model Home located at the Preserve at Stonehill Farm.

Design Features

- » Garage large enough to actually park two cars (or trucks) in it!
Entry door for convenient access.
- » Great traffic flow – No more walking through a room to get to another room!
- » Spacious Mud Room/Laundry Room with utility sink, cabinetry, bench/cubbies, and convenient access to the Garage.
- » Large and convenient walk-in Pantry
- » Large Kitchen with central island
- » Kitchen, Dining Area and Great Room combine for that “Open Concept” with direct access to outside!
- » Great Room is set up to enhance natural light and enjoy the views
- » Foyer provides a stunning first impression as it opens into the spacious vaulted Great Room with stone fireplace and large windows
- » Flex Room that can serve many purposes
- » Main Floor Master Suite:
 - » Beautiful Barn Door to Master Bath and Closet Area
 - » Large Walk-in Closet
 - » Custom barrier-free, walk-in, tile shower with transom window for natural light
- » Two great sized bedrooms on Main Floor with shared Hall Bath
- » Inviting Front Porch to enjoy the beautiful setting
- » Basement entry for convenient access
- » Large windows to maximize natural light
- » Stained, Craftsman-style front entry door stands proud on the vaulted Front Porch

Key Features

- » Poured concrete foundation walls with a poured-in-place basement entry
- » Lineal floor drain in Garage floor
- » Radon mitigation system
- » High-quality specialty floor joists, 2X6 Exterior walls with OSB sheathing, housewrap, and many flashing details
- » “Lifetime” architectural shingles
- » Vaulted Great Room ceiling
- » High-quality windows
- » Stained, fiberglass front door with sidelites
- » Exterior doors are fiberglass – FrameSaver jambs
- » Insulated Garage Doors with openers
- » Exterior Finish: appealing combination of stone, and siding
- » Gas Fireplace
- » LED recessed lights throughout
- » Delta and Kohler Plumbing fixtures
- » PEX supply lines with a Manoblock distribution panel, basement rough-in for future bathroom
- » High-Efficiency natural gas furnace with central air conditioning: electrostatic air filter, and whole house humidifier
- » Super-seal insulation and air-seal, sound dampening insulation in bathroom walls
- » Craftsman-style interior doors
- » Two (2) Surface mounted “barn” doors
- » Custom built-in bench/cubbies in Mudroom
- » Custom, barrier-free tile shower with corner seat and soap shelves
- » Solid wood construction cabinetry with soft-close doors
- » Granite countertops
- » Slate finish kitchen appliances
- » *Overall Energy Performance: MHB consistently achieves energy results that exceed the building code requirement by about 45%. A copy of the energy test results will be provided.*