

# 204 FALCON LANE – CRANBERRY TOWNSHIP, PA OUTSTANDING FEATURES



## OPULENCE AT ITS FINEST

- Amazing 4 bedroom, 3.5 bath custom built home in the new picturesque Eagle Ridge community
- Professionally coordinated brick color palette, with work completed by multi-generational masonry artisans
- Breathtaking entryway includes a handcrafted staircase and wrought iron spindles
- 10' high soaring ceilings with beautiful shiplap box beams in the Great Room and masonry facade fireplace is sure to impress
- Fabulous Open-Concept Kitchen allows for excellent entertaining space
- Private master suite with stunning box beam ceilings and shiplap inserts
- Magnificent first floor study
- Benjamin Marcus Homes Signature Mouldings throughout
- Unfinished basement allows for future expansion or storage space galore

## CUSTOM CRAFTSMANSHIP & ATTENTION TO DETAIL

- 10' ceilings first floor, 9' second floor
- Three piece crown moulding with formal style wainscoting and intricate chair rail in the Dining Room
- 8' tall doors on 1st Floor with designer hinges
- Elegant hardwood flooring throughout the Foyer, Hallway, Kitchen, Breakfast Area, Powder Room, Dining Room and Mudroom
- Quality carpet (group-A) in decorator colors



**GREAT CUSTOM HOME  
VALUE AT \$1,189,000  
NOW ONLY \$1,139,947  
PRE-CONSTRUCTION PRICE**

By Benjamin Marcus Homes, LLC 12/28/2020

PRICE AND AMENITIES SUBJECT TO CHANGE WITHOUT NOTICE, PRE-CONSTRUCTION PRICE LIMITED TIME

\*PLEASE NOTE – once selections are completed for the home, certain finishes and features may change during design phase\*

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## OUTSTANDING FEATURES



- Quality lighting fixtures in a variety of package options
- Oversized Laundry with folding area, laminate countertop, sink and wall cabinets for additional storage

### **MAGNIFICENT KITCHENS**

- Luxurious Gourmet Kitchen with granite countertops
- Large island with seating accommodates daily and seasonal serving
- Cheery sunroom with tons of natural light – a perfect place for morning coffee!
- Walk-in pantry
- Complete stainless steel appliance package includes gas cooking, double oven, microwave drawer, beverage center, refrigerator and wood hood
- Under cabinet lighting in the kitchen

### **SUMPTUOUS BATHS**

- All baths feature high quality maple vanities & ceramic tile floors
- Lavish Master Bath showcases granite countertops, ceramic tile shower surround, shower with adjustable showerhead and rain showerhead
- Moen faucets and bath accessories throughout

### **LANDSCAPING & IMPROVEMENTS**

- Landscaped lot, includes raking, seeding, and topsoil
- 2-car heated garage with an additional carriage garage
- Insulated garage doors with openers
- Spacious rear deck with a tranquil view

### **CONVENIENCES**

- BMH Design Professionals are assigned to your personal project for selections coordination
- Laundry sink, washer/dryer hook-up, with choice of gas or electric supply for dryer
- Each home is cleaned prior to settlement
- Pre-wired for phone & AV
- Weatherproof exterior electrical outlet in front & rear
- 75- gallon gas water heater, with hot water return line
- Hi-efficiency HVAC system with sealed ductwork
- Specially designed closet shelving is included
- Maintenance-free ENERGY STAR custom Low-E vinyl windows with screens
- Upgraded architectural shingles
- Hose connections front & rear

### **SAFETY**

- Extremely high efficient home exceeds 2020 energy efficiency codes
- Smoke & heat detectors
- Pre-piped for radon gas protection
- Security system pre-wire

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