

402 BARONS COURT – VENETIA, PA OUTSTANDING FEATURES



OPULENCE AT ITS FINEST

- Astonishing 4 bedroom, 3.5 bath custom built home in the renown Regents Park community
- Professionally coordinated brick and stone color palette, with work completed by multi-generational masonry artisans
- Breathtaking entry includes a handcrafted staircase and painted balusters
- True open-concept Great Room and Gourmet Kitchen, providing beautiful focal points of the grand gas fireplace and custom kitchen cabinetry
- Luxurious Private master suite with oversized his and her walk-in closets
- Second floor spacious laundry room with laundry tub for convenience
- Study or Learning Center for designated quiet time
- Benjamin Marcus Homes Signature Moldings
- Unfinished lower level with options for storage space or future expansion

CUSTOM CRAFTSMANSHIP & ATTENTION TO DETAIL

- 10' ceilings first floor, 9' second floor
- Signature crown & wainscoting in Dining Room
- Beautiful crown molding in the Master Bedroom
- Luxurious Vinyl Tile flooring in Entry, Great Room, Dining Room, Kitchen & Morning Room/Sunroom, Mudroom and Powder Room
- Quality carpet (group-A) in decorator colors
- Quality lighting fixtures in a variety of package options
- Copious storage space
- Large welcoming mudroom with bench and hooks for personal storage



**GREAT CUSTOM HOME
VALUE AT \$999,900
NOW ONLY \$969,500
PRE-CONSTRUCTION PRICE**

By Benjamin Marcus Homes, LLC 10/12/2021

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



MAGNIFICENT KITCHENS

- Sensational Gourmet Kitchen with granite counter tops and show stopping stainless steel appliances
- Oversized breakfast area - a perfect place for morning coffee and sunshine!
- 42" tall wall cabinets with crown molding, available in painted or stained maple wood species
- Under cabinet lighting to highlight the gorgeous details of your dining space

SUMPTUOUS BATHS

- Lavish Master Bath showcases an oversized free standing soaking tub & super-sized ceramic tiled shower with two showerheads
- Upgraded Moen faucets throughout

IMPROVEMENTS

- 2- car heated garage
- Insulated garage doors with openers
- Tranquil lot for maximum relaxation

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
- Hi-Efficiency 50 gallon gas water heater, with hot water return line
- HVAC system with sealed ductwork
- Mirrors and custom closet shelving included
- Maintenance-free ENERGY STAR custom Low-E vinyl windows with screens
- Upgraded architectural shingles
- Hose connections front & rear

SAFETY

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