

2005 MALLARD LANE - BADEN, PA OUTSTANDING FEATURES



GRACIOUS UPSCALE LIVING

- Family Sized Custom Home on Beautiful Walk-Out Lot
- Beautiful Stone Front with covered entry is a welcoming feature
- Central Staircase with Wrought Iron Spindles
- Breathtaking Master Suite with Tray Ceiling
- 3 Additional Bedrooms on 2nd Floor
- Benjamin Marcus Homes Signature Moldings
- Oversized Laundry with Folding Area on the bedroom level
- Elegantly Crafted Wood Façade Fireplace & Box Beamed Ceilings in Family Room
- Study has stained woodwork including Judges Paneling
- Fabulous Sunroom with Covered Patio
- Large Welcoming Mud Room with Bench and Hooks
- Walk-In Pantry with Shelving Galore

DESIGNER INTERIORS WITH LUXURY FEATURES

- 10' Ceilings First Floor. 9' Second Floor
- Large Custom Windows designed by owner of BMH
- Layered Crown Molding in Foyer & Dining Rooms
- Signature Chair Rail & Cove Molding in Dining Room
- Special Order 8' Tall Doors On 1st Floor with Decorator Hinges
- Elegant Hardwood Flooring in Foyer, Family & Dining Rooms, Kitchen & Sunroom
- Ceramic floors in all baths
- Quality Lighting Features
- Quality Carpet (group-A) in Decorator Colors

MAGNIFICENT KITCHENS

- Luxurious Country Kitchen with Granite countertops
- Large Family Island With Seating



 CORNERSTONE SERIES  MALLARD POND

**GREAT CUSTOM HOME
NOW ONLY \$1,386,999**

By Benjamin Marcus Homes, LLC 06/06/2023

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

2005 MALLARD LANE - BADEN, PA

OUTSTANDING FEATURES



- Large Sun Room for extra entertaining space or relaxation
- Upgraded Stainless Steel Appliance Package
- Gourmet Café Appliance Package
- 42" Tall Wall Cabinets with Crown Molding
- Under Counter LED Lighting
- Refreshment Center
- Coffee Making Area

SUMPTUOUS BATHS

- All Baths Feature High Quality Maple Vanities, Granite Tops & Ceramic Tile Floors
- Lavish Owner's Bath features a Free Standing Soaking Tub & Large Ceramic Shower
- First Floor Powder Room with Pedestal Sink
- Upgraded Moen Faucets in every bathroom
- Cabinet hardware and towel bars included
- Mirrors and Closet Shelving Included

LOWER LEVEL

- 9' Tall Basement Walls
- Recreation Room
- Large Windows
- 5th bedroom or Exercise Room
- Optional Spacious Wet Bar Available
- Full Bath With Shower
- Walk out Basement with Covered Concrete Patio
- Storage Space Galore or Future Expansion

LANDSCAPING & IMPROVEMENTS

- Landscaped Lot Plus Walk-out Basement on Lower Level
- 3- Car Heated Garages
- Insulated Garage Doors with Openers
- Spacious Concrete Deck

CONSTRUCTION & SAFETY HIGHLIGHTS

- Extremely High Efficient Home Exceeds 2020 Energy Efficiency Codes
- Maintenance-Free ENERGY STAR Custom Windows with Screens
- Upgraded Architectural Shingles
- Hose Connections Front & Rear
- Smoke & Heat Detectors
- Pre-Piped for Radon Gas Protection

CONVENIENCES

- BMH Design Professional are assigned to your personal project
- SELECTIONS GALORE AT OUR STATE OF THE ART DESIGN GALLERY for terrific and fun customer experience!
- Laundry Tub & Washer/Dryer Hook-Up
- 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 75 Gallon Gas Water Heater
- Hot Water Return Line
- 2- Garage Door Openers
- Finished Garage
- 2-Zone Hi-Efficiency HVAC System with Sealed Ductwork

By Benjamin Marcus Homes, LLC 06/06/2023

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