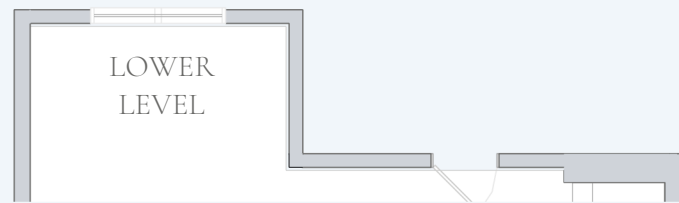


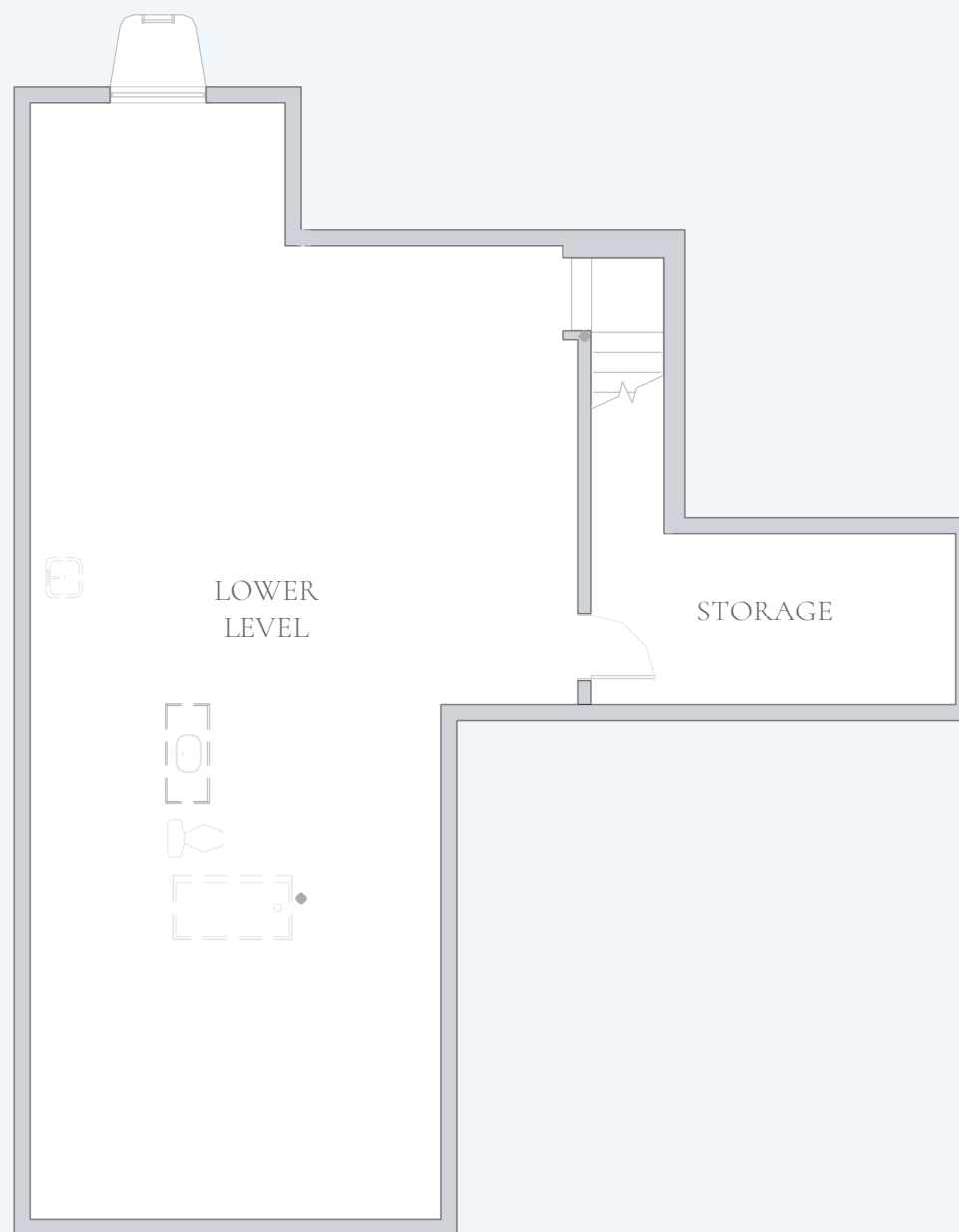
# Lower Level

LOWER LEVEL  
22' 10" X 46' 8"

STORAGE  
15' 3" X 7' 2"



Lower Level - Walk Out



Lower Level  
Ceiling Height 8'-8"  
Option: Basement Bath Rough In  
Option: Basement Wet Bar Rough In

# Lower Level

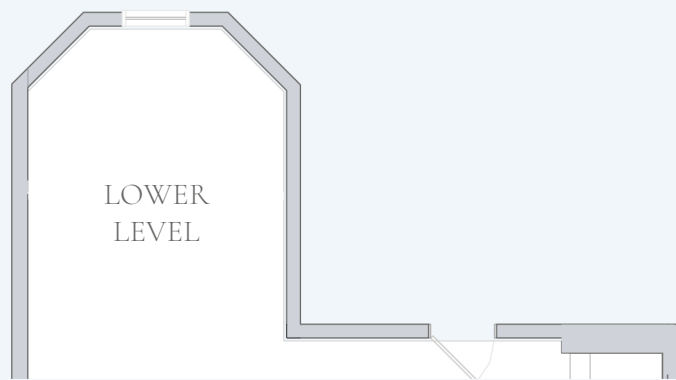
EXPANDED GATHERING  
22' 10" X 50' 9"

CONSERVATORY  
22' 10" X 53' 9"

STORAGE w/  
SECONDARY SUITE  
15' 3" X 29' 3"



Walk Out w/ Expanded Gathering  
+ 48 Sq. Ft.



Walk Out w/ Conservatory  
+75 Sq. Ft.



Walk Out w/ Secondary Suite  
+275 Sq. Ft.



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**ARUNDEL**

OA40x70 | 2634 SF | 4 bd | 2.5 ba

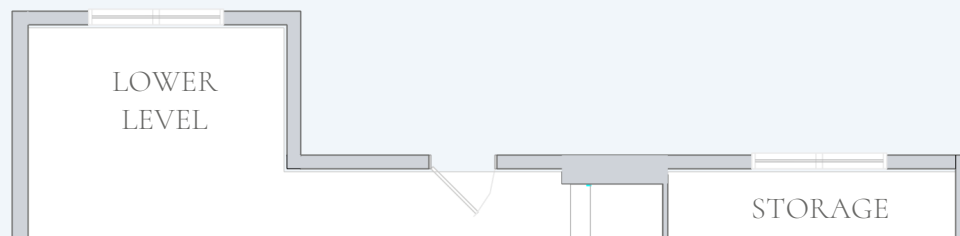


# Lower Level

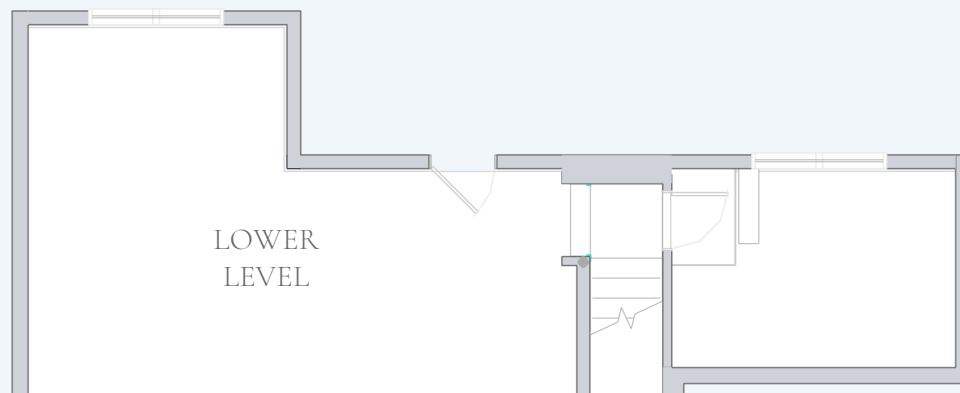
STORAGE  
w/ STUDY  
15' 3" X 19' 3"

STORAGE  
w/ TOY GARAGE  
11' 10" X 8' 3"

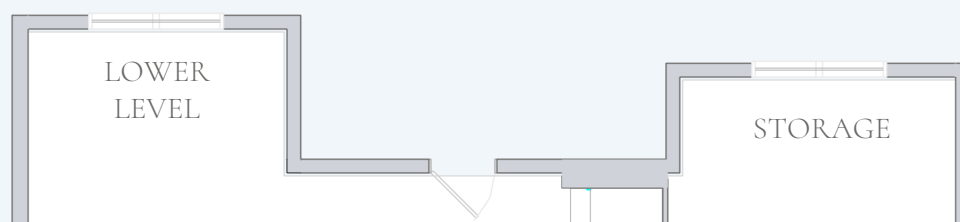
STORAGE  
w/ SUNROOM  
15' 3" X 23' 3"



Walk Out w/ Study  
+152 Sq. Ft.



Walk Out w/ Toy Garage  
+115 Sq. Ft.



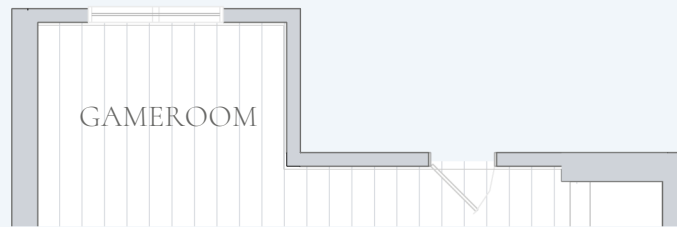
Walk Out w/ Sunroom  
+199 Sq. Ft.

# Lower Level

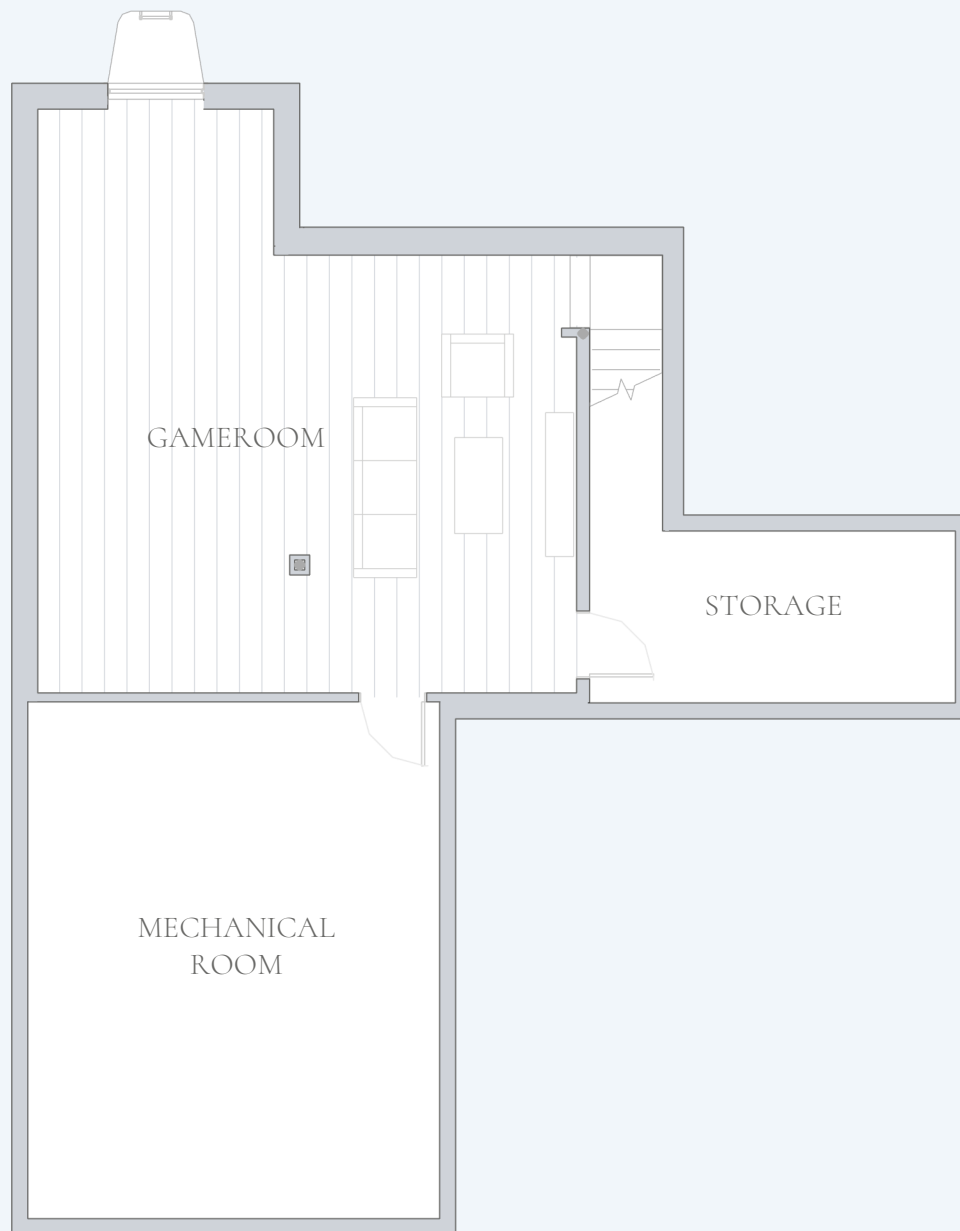
GAMEROOM  
22' 5" X 24' 4"

MECHANICAL  
ROOM  
17' 2" X 21' 6"

STORAGE  
15' 3" X 7' 2"



Lower Level Layout 1 - Walk Out



Lower Level Layout 1  
+553 Sq. Ft.



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# Lower Level

GAMEROOM  
22' 5" X 24' 4"

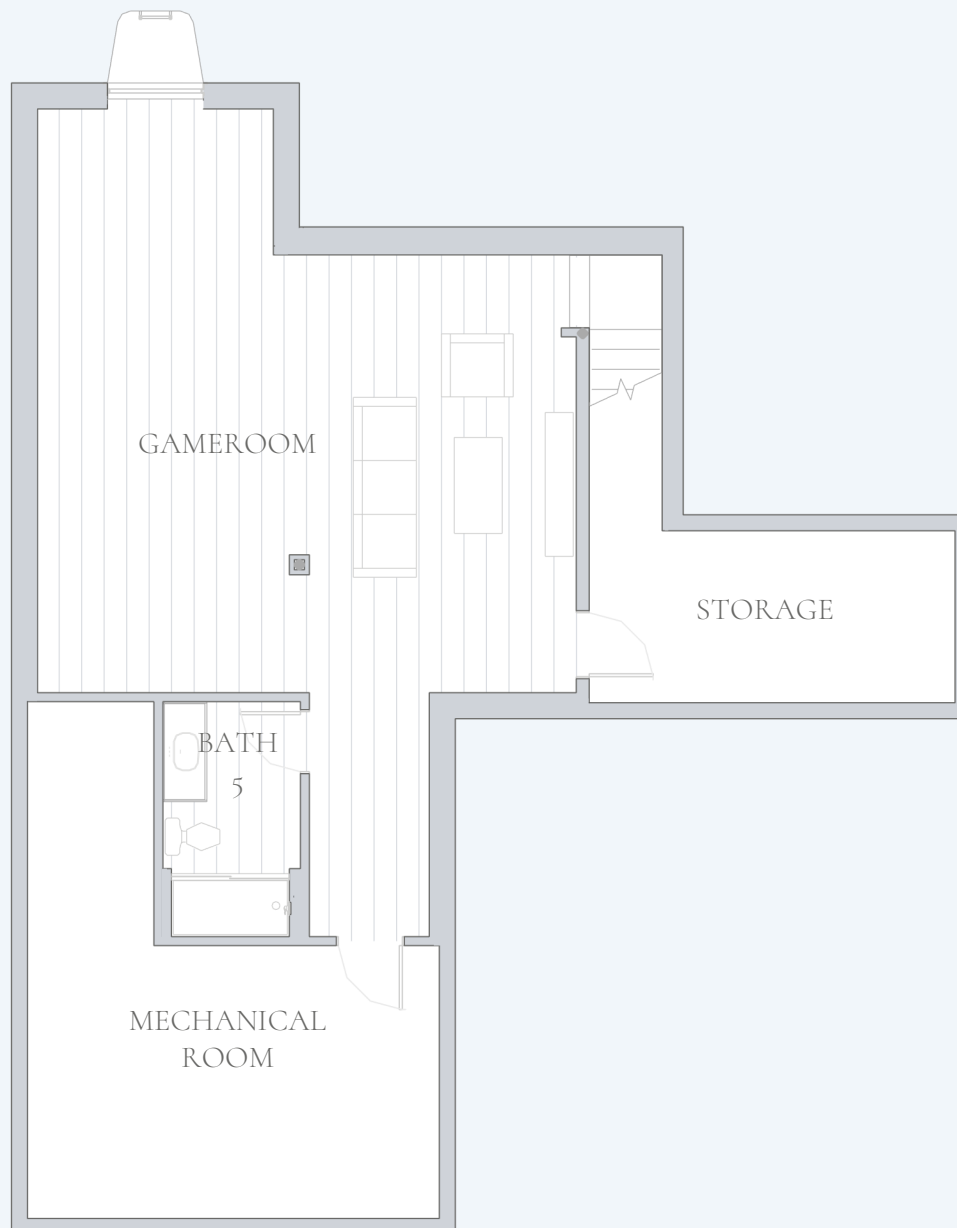
MECHANICAL  
ROOM  
17' 2" X 11' 4"

STORAGE  
15' 3" X 7' 2"

BATH 5  
5' 8" X 9' 9"



Lower Level Layout 2 - Walkout



Lower Level Layout 2  
+680 Sq. Ft.



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# Lower Level

GAMEROOM  
22' 5" X 18' 3"

MECHANICAL  
ROOM  
17' 2" X 11' 4"

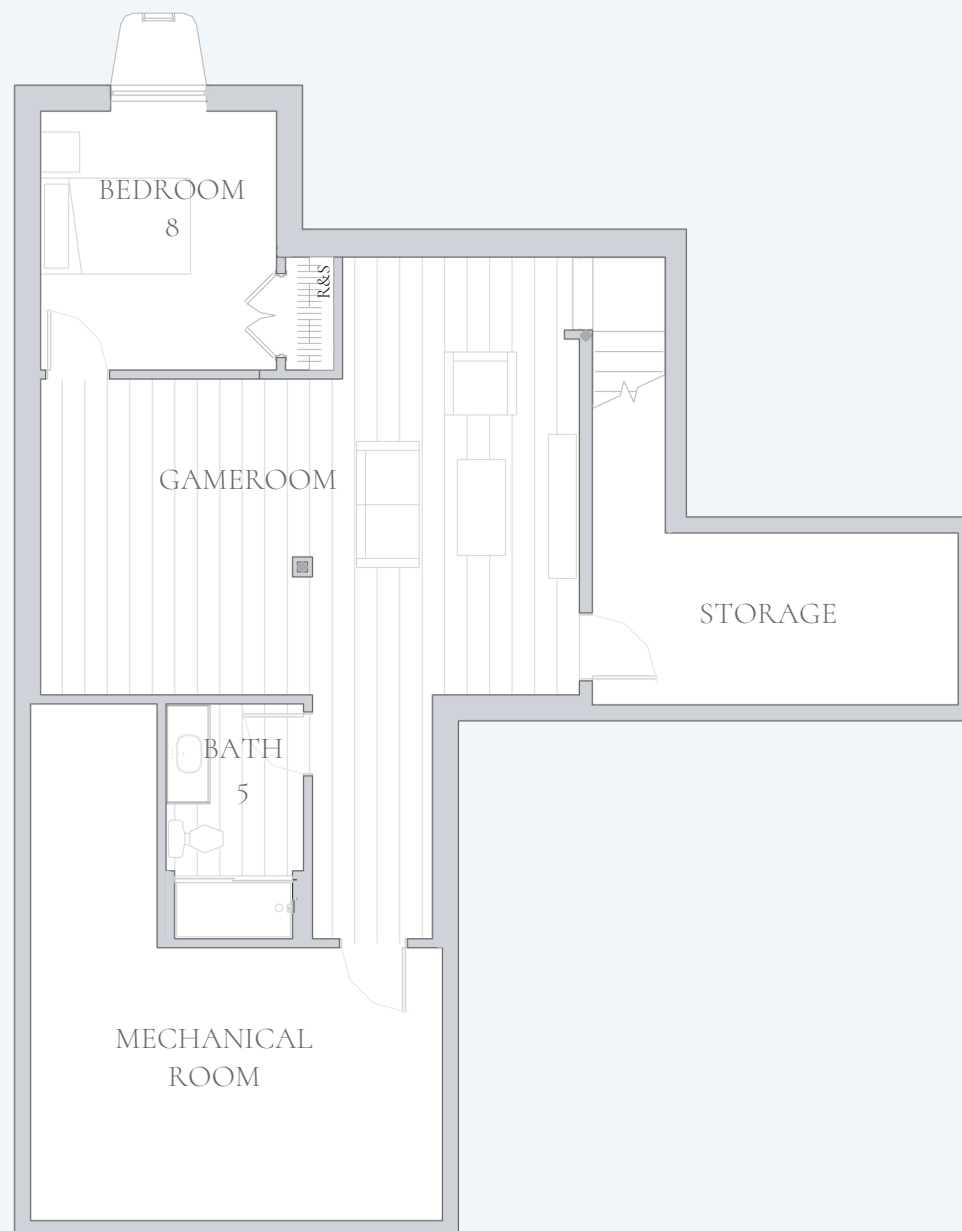
STORAGE  
15' 3" X 7' 2"

BATH 5  
5' 8" X 9' 9"

BEDROOM 8  
9' 10" X 10' 9"



Lower Level Layout 3 - Walk Out



Lower Level Layout 3  
+680 Sq. Ft.



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**ARUNDEL**

OA40x70 | 2634 SF | 4 bd | 2.5 ba



# Lower Level

GAMEROOM  
14' 6" X 18' 3"

MECHANICAL  
ROOM  
17' 2" X 11' 4"

STORAGE  
15' 3" X 7' 2"

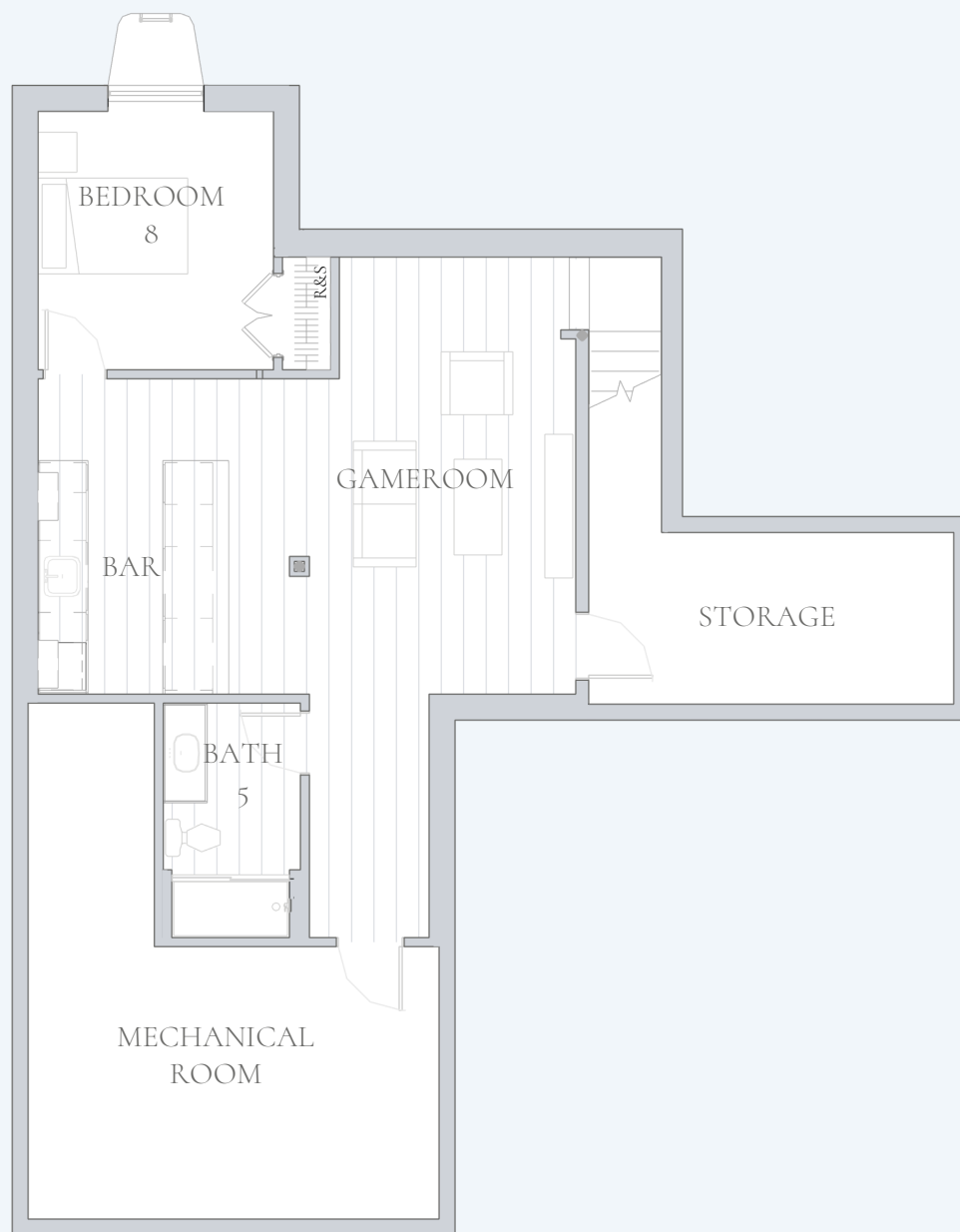
BATH 5  
5' 8" X 9' 9"

BEDROOM 8  
9' 10" X 10' 9"

BAR  
7' 11" X 9' 9"



Lower Level Layout 3 w/ Bar - Walk Out



Lower Level Layout 3 w/ Bar  
+680 Sq. Ft.



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# First Floor

GREAT ROOM  
11' 4" X 19' 5"

KITCHEN  
10' 11" X 13' 9"

GATHERING  
10' 11" X 11' 7"

BOOT ROOM  
11' 7" X 7' 5"

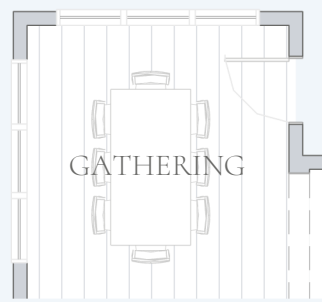
PANTRY  
3' 11" X 5' 1"

P.R.  
5' 4" X 5' 1"

LIVING  
11' 2" X 15' 8"

ENTRY  
5' 8" X 20' 11"

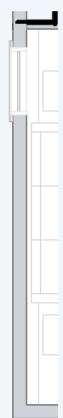
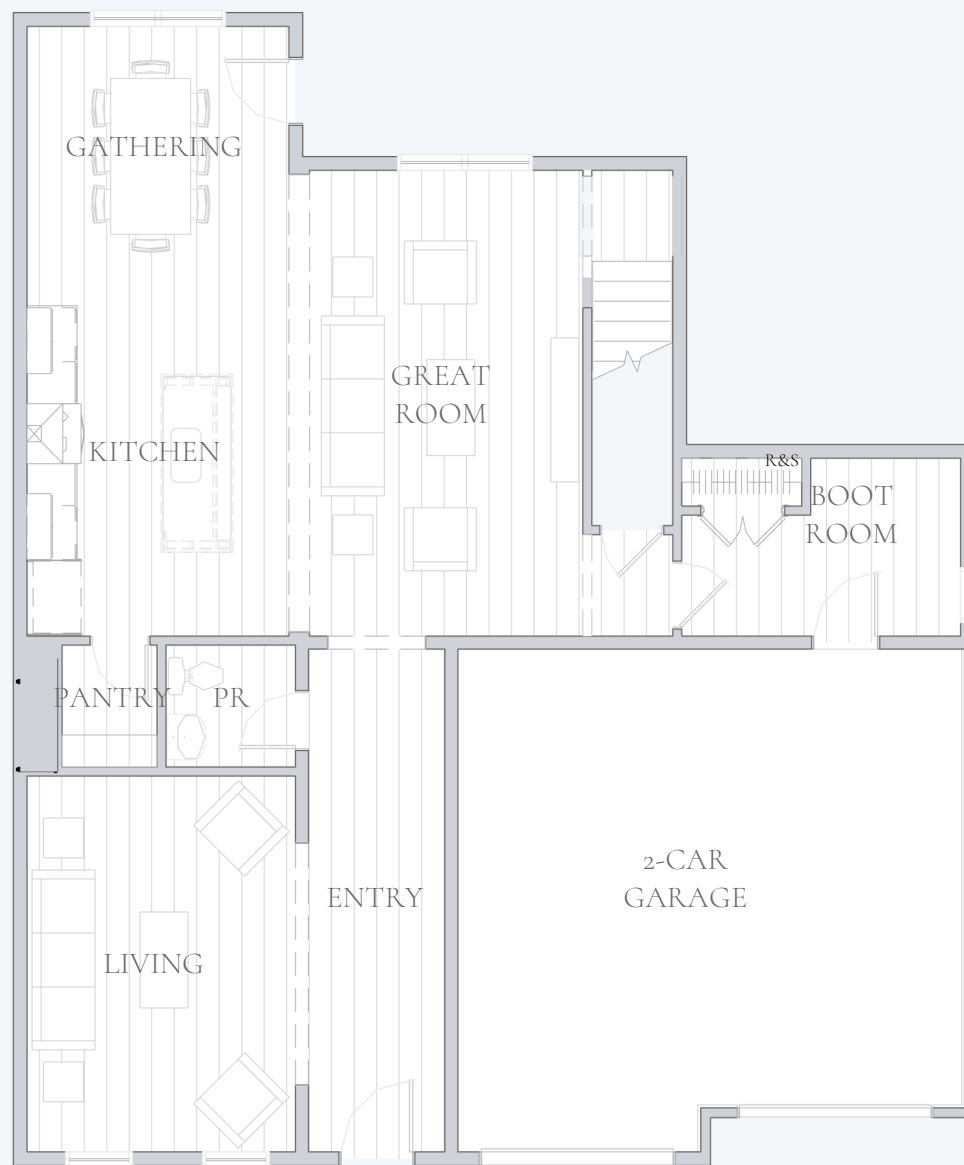
2-CAR  
GARAGE  
21' 1" X 20' 11"



Wall of Windows Gathering



Wall of Windows Great Room



Add Window  
Living Room

Ceiling Height 9'-0"



Add Garage  
Entry Door



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**ARUNDEL**

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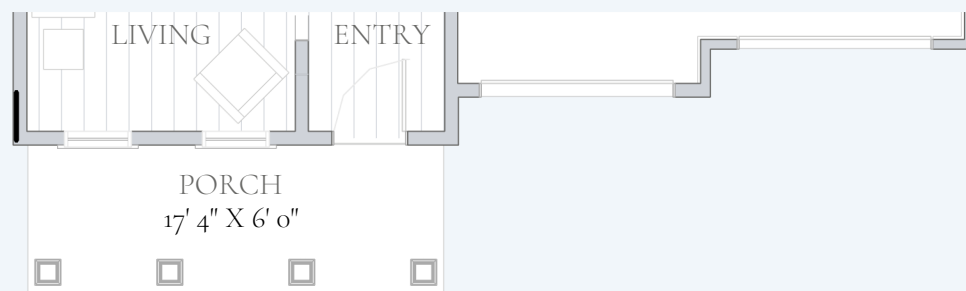


# First Floor

## ELEVATION 20

LIVING  
11' 2" X 17' 8"

ENTRY  
5' 8" X 22' 11"

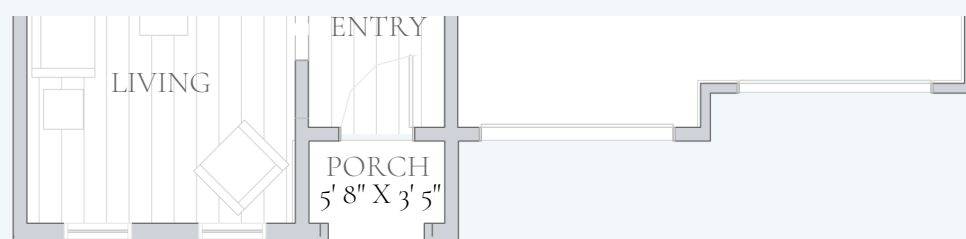


Elevation 20  
Ceiling Height 9'-0"  
+74 Sq. Ft.

## ELEVATION 30

LIVING  
11' 2" X 19' 8"

ENTRY  
5' 8" X 20' 11"



Elevation 30  
Ceiling Height 9'-0"  
+123 Sq. Ft.

# First Floor

GATHERING  
10' 11" X 15' 8"

GATHERING w/  
KITCHEN 4  
10' 11" X 12' 8"

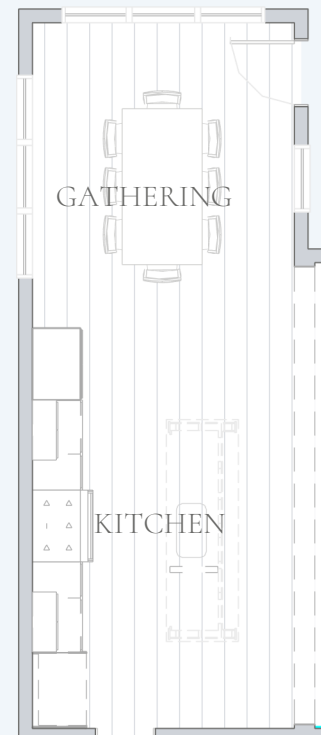
CONSERVATORY  
10' 11" X 18' 8"

CONSERVATORY w/  
KITCHEN 4  
10' 11" X 15' 8"

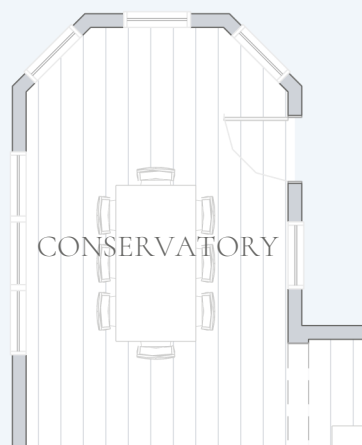
KITCHEN 4  
10' 11" X 16' 8"



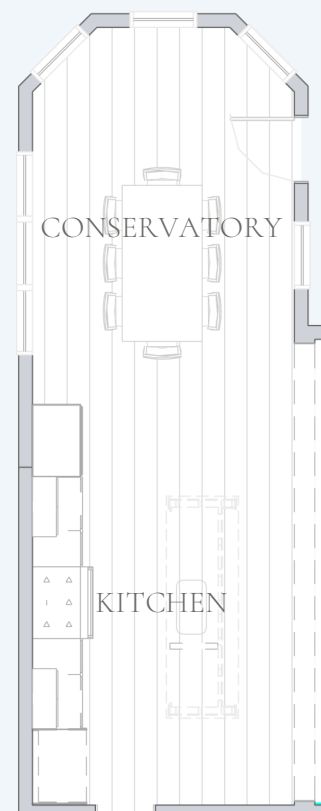
Expanded Gathering  
+48 Sq. Ft.



Expanded Gathering w/ Kitchen 4  
(Only available w/ Expanded Gathering & Conservatory ILO Gathering)



Conservatory ILO Gathering  
+75 Sq. Ft.



Conservatory ILO Gathering w/  
Kitchen 4 (Only Available w/  
Expanded Gathering & Conservatory  
ILO Gathering)



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**ARUNDEL**

OA40x70 | 2634 SF | 4 bd | 2.5 ba



# First Floor

BEDROOM 5  
11' 7" X 13' 3"

BATH 3  
11' 7" X 5' 7"

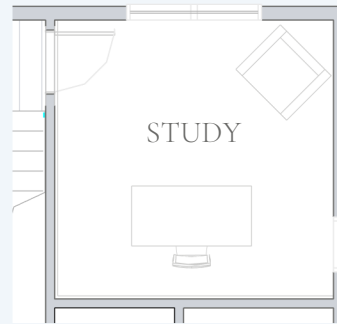
STUDY  
11' 7" X 11' 7"



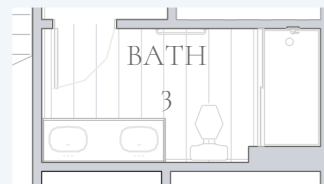
Add Secondary Suite  
+275 Sq. Ft.



Bath 3 Layout 1  
Double Bowl Vanity ILO Single



Add Study  
+152 Sq. Ft.



Add Secondary Suite  
Bath 3 - Layout 2

# First Floor

SUN ROOM  
11' 7" X 15' 7"

TOY GARAGE  
11' 7" X 11' 0"

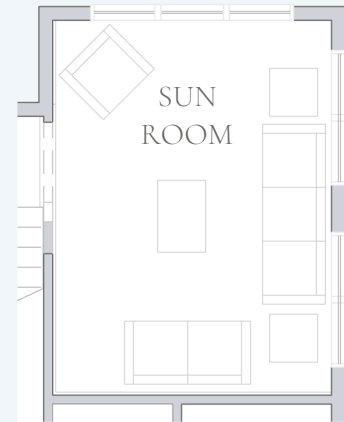
BOOT ROOM  
11' 7" X 8' 5"

BEDROOM 6  
11' 2" X 11' 0"

BATH 4  
5' 4" X 9' 9"



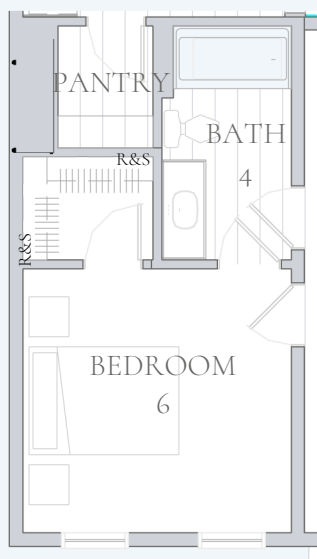
Bedroom - Bathroom ILO Living Room  
Bath 4 Layout 2



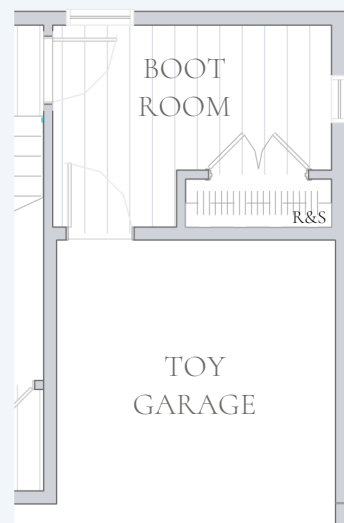
Add Sunroom  
+199 Sq. Ft.



Add Window  
Bedroom 6



Bedroom - Bathroom  
ILO Living Room



Add Toy Garage  
+115 Sq. Ft.



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# Second Floor

BEDROOM 1  
16' 0" X 18' 0"



Wall of Windows Bedroom 1

BATH 1  
6' 9" X 10' 5"



Gallery Window w/ First Floor Study, Secondary Suite, Sunroom & Toy Garage

PRIMARY W.I.C  
6' 9" X 7' 2"

BEDROOM 2  
11' 0" X 13' 0"

BATH 2  
5' 2" X 11' 6"



Bath 2 Layout 1  
Double Bowl Vanity  
ILO Single

BEDROOM 3  
12' 0" X 17' 0"

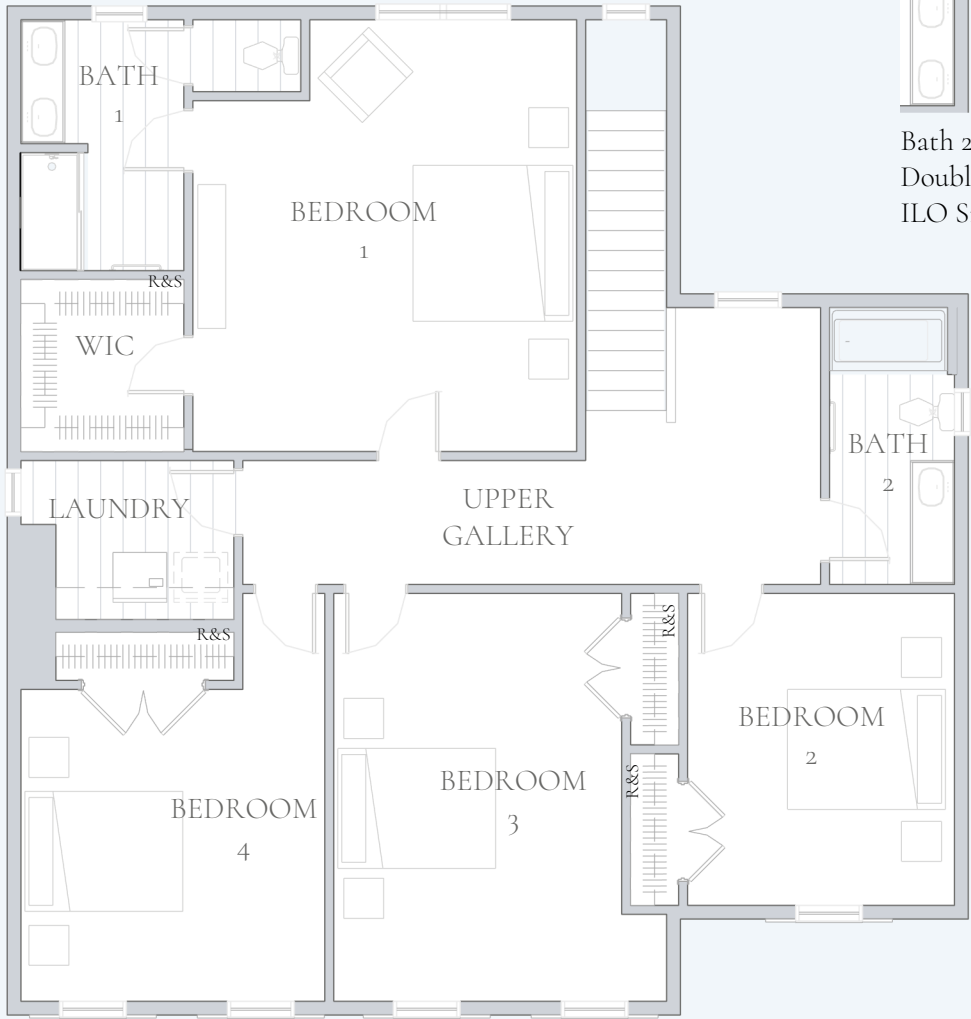
BEDROOM 4  
12' 8" X 13' 0"

LAUNDRY  
7' 5" X 6' 7"

UPPER GALLERY  
24' 0" X 11' 6"



Add Window  
Bedroom 4



Ceiling Height 9'-0"



Add Window  
Bedroom 2



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**ARUNDEL**  
OA40x70 | 2634 SF | 4 bd | 2.5 ba



# Second Floor

## ELEVATION 20

BEDROOM 3  
12' 0" X 17' 0"

BEDROOM 4  
12' 8" X 15' 0"



Elevation 20  
Ceiling Height 9'-0"  
+74 Sq. Ft.

## ELEVATION 30

BEDROOM 3  
12' 0" X 17' 0"

BEDROOM 4  
12' 8" X 17' 0"



Elevation 30  
Ceiling Height 9'-0"  
+123 Sq. Ft.

# Second Floor

BATH 1 LAYOUT 6  
10' 11" X 8' 8"

PRIMARY W.I.C.  
6' 9" X 11' 1"

BATH 1 LAYOUT 7  
10' 11" X 13' 7"

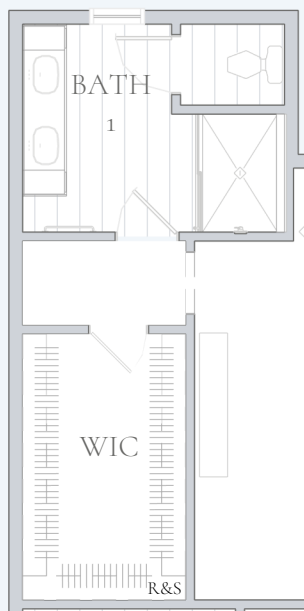
PRIMARY W.I.C.  
6' 9" X 10' 0"

LAUNDRY LAYOUT 2  
7' 5" X 6' 7"

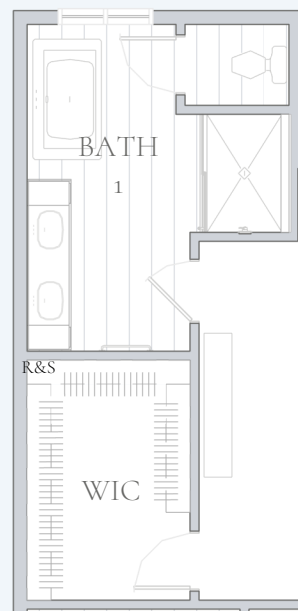
BATH 2 LAYOUT 2  
5' 2" X 11' 6"

BEDROOM 7  
11' 7" X 11' 7"

GAMEROOM  
11' 7" X 11' 7"



Bath 1 Layout 6  
+72 Sq. Ft.



Bath 1 Layout 7  
+72 Sq. Ft.



Laundry Layout 2



Bath 2 Layout 2



Add Bedroom  
+148 Sq. Ft.



Add Gameroom  
+148 Sq. Ft.



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ARUNDEL

OA40x70 | 2634 SF | 4 bd | 2.5 ba



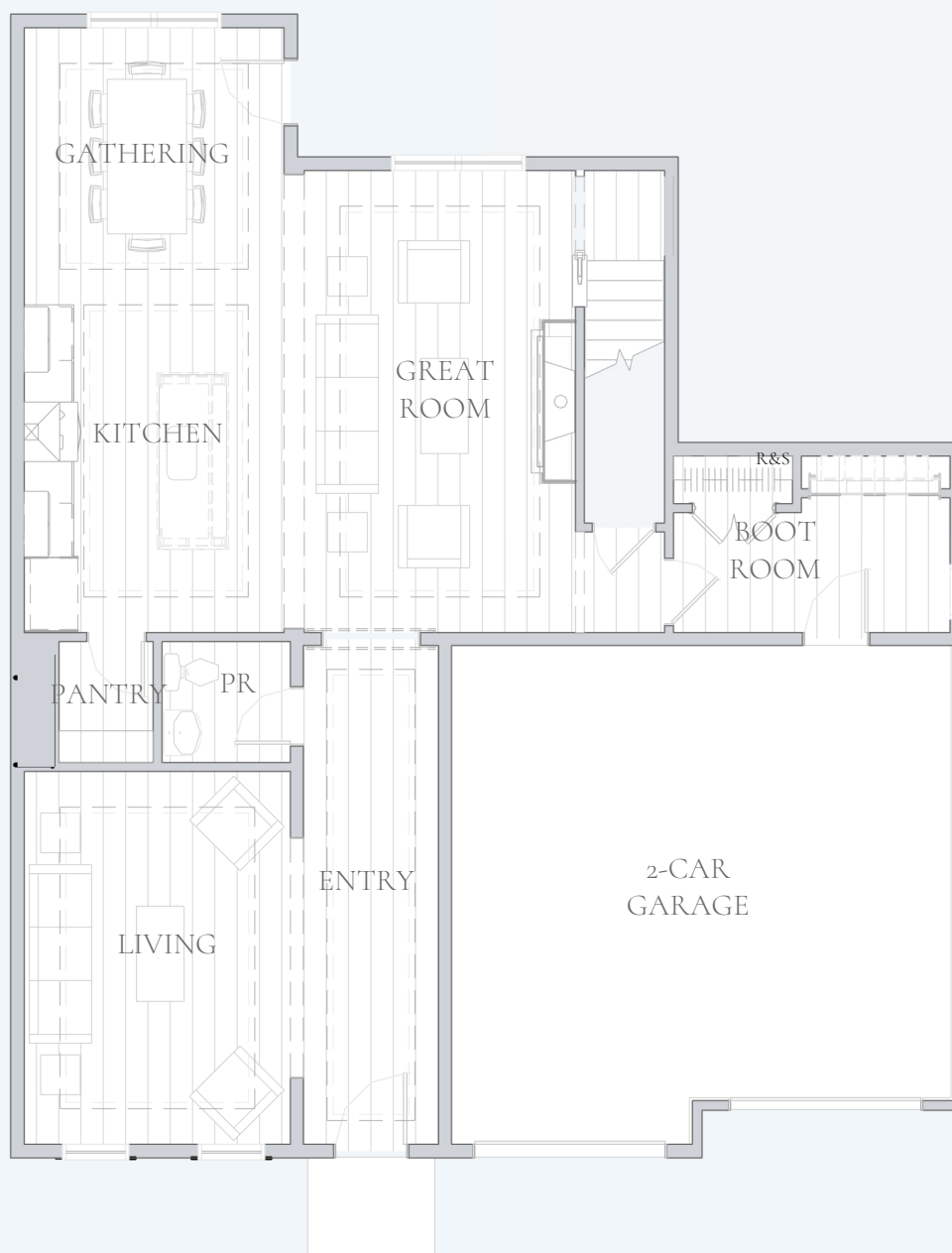
# First Floor - Add Details

GATHERING:  
Ceiling Beam  
Ceiling Shiplap  
Ceiling Tray 1, 2

KITCHEN:  
Ceiling Beam  
Ceiling Shiplap  
Ceiling Tray 1, 2

LIVING:  
Ceiling Beam  
Ceiling Shiplap  
Ceiling Tray 1, 2  
Wall Panel Shiplap  
Wall Panel Library

ENTRY:  
Cased Opening Classic  
Cased Opening Detailed  
Ceiling Beam  
Ceiling Shiplap  
Ceiling Tray 1, 2  
Wall Panel Shiplap  
Wall Panel Library



GREAT ROOM:  
Ceiling Beam  
Ceiling Shiplap  
Ceiling Tray 1, 2  
Fireplace Country  
Fireplace Farmhouse  
Fireplace Modern  
Fireplace Traditional  
Railing ILO Half Wall

BOOT ROOM:  
Ceiling Shiplap  
Entry Storage & Bench  
Entry Storage Locker



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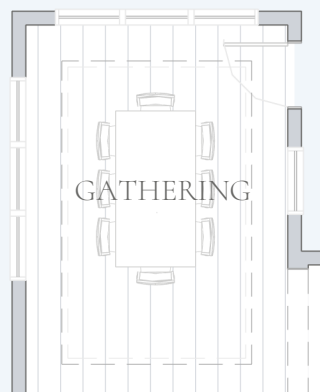
**ARUNDEL**  
OA40x70 | 2634 SF | 4 bd | 2.5 ba





# First Floor - Add Details

GATHERING:  
Ceiling Beam  
Ceiling Shiplap  
Ceiling Tray 1, 2



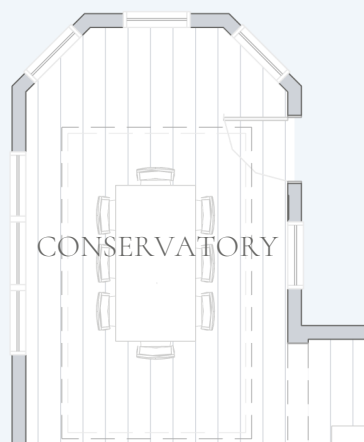
Expanded Gathering  
+48 Sq. Ft.



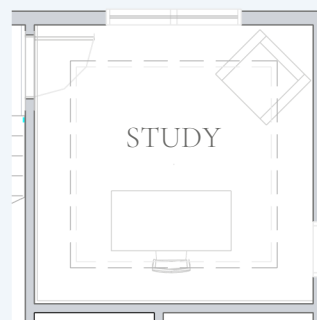
Add Secondary Suite  
+275 Sq. Ft.

BEDROOM 5:  
Ceiling Shiplap  
Wall Panel Shiplap  
Wall Panel Library

CONSERVATORY:  
Ceiling Beam  
Ceiling Shiplap  
Ceiling Tray 1, 2



Conservatory ILO Gathering  
+75 Sq. Ft.



Add Study  
+152 Sq. Ft.

STUDY:  
Ceiling Beam  
Ceiling Shiplap  
Ceiling Tray 1, 2  
Wall Panel Shiplap  
Wall Panel Library



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**ARUNDEL**  
OA40x70 | 2634 SF | 4 bd | 2.5 ba

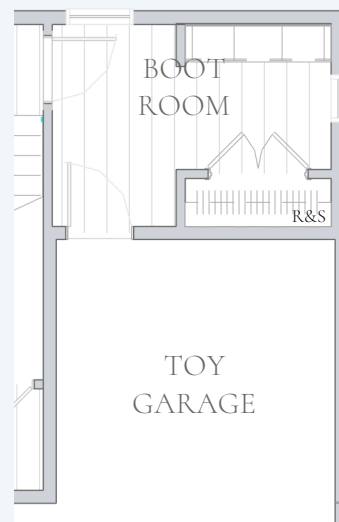


# First Floor - Add Details

SUNROOM:  
Ceiling Beam  
Ceiling Shiplap  
Ceiling Tray 1, 2



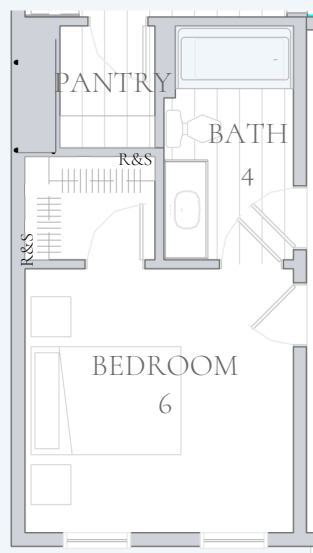
Add Sunroom  
+199 Sq. Ft.



BOOT ROOM W/  
TOY GARAGE:  
Ceiling Shiplap  
Entry Storage Bench  
Entry Storage Locker

Add Toy Garage  
+115 Sq. Ft.

BEDROOM 6:  
Ceiling Shiplap  
Wall Panel Shiplap  
Wall Panel Library



Bedroom - Bathroom ILO Living Room



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**ARUNDEL**

OA40x70 | 2634 SF | 4 bd | 2.5 ba

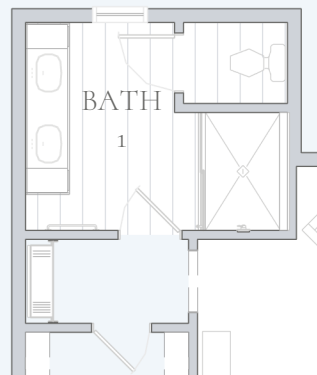


# Second Floor - Add Details



**GAMEROOM:**  
Ceiling Beam  
Ceiling Shiplap  
Ceiling Tray 1, 2  
Wall Panel Shiplap  
Wall Panel Library

Add Gameroom  
+148 Sq. Ft.



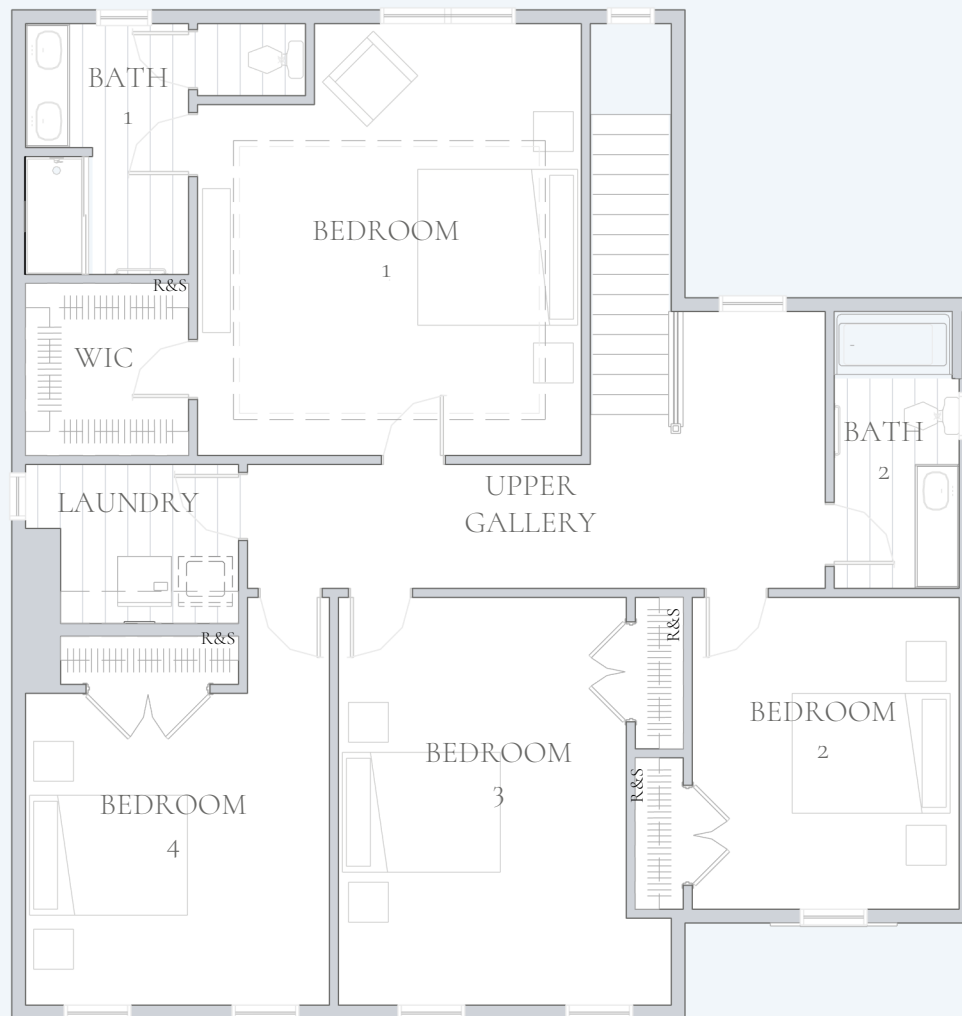
**BATH 1:**  
Bookshelf  
Linen Cabinet

Bath 1 Layout 6  
+72 Sq. Ft.



**BEDROOM 7:**  
Ceiling Shiplap  
Wall Panel Shiplap  
Wall Panel Library

Add Bedroom  
+148 Sq. Ft.



**BEDROOM 1:**  
Ceiling Beam  
Ceiling Shiplap  
Ceiling Tray 1, 2  
Wall Panel Shiplap  
Wall Panel Library

**UPPER GALLERY:**  
Railing ILO Half Wall

**BEDROOM 4:**  
Ceiling Shiplap  
Wall Panel Shiplap  
Wall Panel Library

**BEDROOM 2:**  
Ceiling Shiplap  
Wall Panel Shiplap  
Wall Panel Library

**BEDROOM 3:**  
Ceiling Shiplap  
Wall Panel Shiplap  
Wall Panel Library



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# Kitchen - Layout 2



Island: 3'-0" x 7'-6"



Island: 3'-0" x 7'-6"



Every Charter home is unique and as a result your home may have minor variations in dimensions. In addition, renderings include furniture, landscaping, appliances, options, selections, and finishes that may be available for an additional cost or not at all. Please ask your Sales Manager should you have any specific questions. The square footage of the home may vary based on which measuring standard is applied

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# Kitchen - Layout 3



Island: 3'-0" x 8'-3"



Island: 3'-0" x 8'-3"



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# Kitchen - Layout 4



Island: 3'-0" x 9'-3"



Island: 3'-0" x 9'-3"



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# Bath 1 - Layout 2



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# Bath 1 - Layout 6



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# Bath 1 - Layout 7



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# Always Included

## Contemporary designer finishes

- Slim recessed lighting with dimmer switches in kitchen, dining, galleries, and baths
- Designer maple flat panel kitchen cabinets with stain
- Laminate square edged kitchen countertops with tile backsplash
- Cultured marble vanity tops with backsplash and integrated designer bowl
- Designer pedestal sink in powder room
- Standard height toilets
- Luxury vinyl plank flooring in entry, bathrooms, laundry, kitchen & gathering spaces
- Carpet in bedrooms
- Designer stainless steel appliances including electric range, microwave with vent, and dishwasher
- Chrome bath fixtures, toilet paper holder, and towel rod
- Half walls with designer caps at stairways
- Oversized interior window casing and 5-1/2" baseboard
- 2 panel or 6 panel interior doors with brushed nickel knobs and hinges
- Interior flat latex wall colors in Pure White, Natural Tan or First Star with Pure White semigloss on interior trim
- Installation of designer exterior lighting fixtures

## Landscaping to enhance your home

- Landscaping design package includes hedge and seeded lawn tree-planting to enhance curb appeal and vary streetscape
- Extra-wide poured concrete entry walkway
- Paved asphalt driveway

## Efficient systems for comfort and convenience

- 200 amp home electric service
- High-efficiency 92% AFUE gas furnace
- High-efficiency 14.4 SEER central air conditioner
- WiFi enabled programmable thermostat
- Large capacity 50-gallon high efficiency water heater
- Resilient PEX water supply system with accessible shut-off valves
- High-bandwidth CAT-6 network wiring
- Garage door openers with remotes
- Front and rear exterior hose bibs

## Building components deliver timeless performance

- Architectural dimensional asphalt shingles
- Fiber cement exterior siding featuring colorfast technology
- Energy efficient vinyl windows with Low E glass and removable screens
- Oversized fiberglass dent resistant entry doors with deadbolt

## A structure built to last

- Poured concrete foundation walls with interior and exterior basement footing drains and exterior damp proofing
- 2x6 exterior house wall framing with 7/16" wall sheathing
- R-21 batt insulation installed within all 2x6 exterior walls
- R-13 vinyl wrapped insulation applied to all unfinished basement walls
- Foam sealant applied at all exterior joints
- 3/4" tongue & groove subfloor
- Engineered roof trusses



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