



DESIGN FEATURES

9 BLUE MARLIN WAY, MECHANICSBURG | CUSTOM MODEL HOME

4 BEDS | 4.5 BATHS | 5231 SF | 0.92 ACRES

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 Model Home located at 9 Blue Marlin Way.

Interior

- » Side entry Garage is large enough to actually park three cars (or trucks) in it!
- » Separate Pantry and Mudroom access from Garage for convenient grocery trips.
- » Great traffic flow – *No more walking through a room to get to another room!*
- » Convenient bench/cubbies in Mudroom
- » Large and convenient Working Pantry including a sink, dishwasher, and an oven/microwave combo
- » Spacious Laundry Room with utility sink and cabinetry
- » Large Kitchen with Coffee Center, Wine Bar, 7-seat island, and additional Serving Bar island
- » Kitchen, vaulted Dining Room and vaulted Great Room combine for that "Open Concept"!
- » Beautiful, central stairway with floating landings at a convenient location. *The U-shaped stairway allows you to see through to the Basement from the Second Floor!*
- » Great Room has large windows flanking the indoor/outdoor see-through fireplace and an overlook from the Second Floor Loft
- » Surface mounted exposed track doors in multiple rooms
- » Foyer provides a stunning first impression as you look through the floating staircase into the spacious Great Room with stone fireplace and large windows. A custom bench seat in the Foyer provides an element of fine-craftsmanship as you enter.
- » Convenient "Utility Hallway" allows private access to certain rooms (Powder Room, Laundry) while still being centrally located.
- » Stunning vaulted Study with built-in bookcases and a large walk-in closet that can serve many purposes
- » Main Floor Master Suite:
 - » Private Entry Vestibule – *door is not directly from a common area*
 - » Window seat with open shelving to enjoy quiet time with a view
 - » Large dual Walk-in Closets
 - » Custom tile curbless shower with transom window for natural light
 - » Incredible free-standing tub as a focal in the bathroom
- » Second floor has three great-sized bedrooms, two bathrooms, lots of storage space, a second floor Laundry Room, and a Loft surrounding the open staircase.
- » Finished Family Room and Full Bathroom in walk-out basement

Exterior

- » Dark bronze fiberglass windows
- » Stone, horizontal siding and board-n-baton siding with white window trim to create a stunning contrast to the bronze windows
- » White beams and exposed trusses with cedar accents
- » Standing seam metal roofing accents
- » Inviting Vaulted Front Porch to enjoy the gorgeous mountain views
- » Spacious Rear Porch to enjoy the beautiful setting
- » Walk-out basement entry for convenient access
- » Large windows to maximize natural light
- » Front door is an 8'-0" Tall by 3'-6" Wide mahogany, arched top door with 12" arched top sidelights which stands proud in the vaulted Front Porch
- » Carriage-style, wood-grain, insulated garage doors