

KEY FEATURES

9 BLUE MARLIN WAY, MECHANICSBURG | CUSTOM MODEL HOME
4 BEDS | 4.5 BATHS | 5231 SF | 0.92 ACRES

Every home that we build has many high-quality features integrated into every stage of the construction process. Below is a simplified list of some of those features in the Model Home located at 9 Blue Marlin Way.

- » 9'-0" x 10" Poured concrete foundation walls with a walk-out basement (including finished Family Room and full Bathroom in Basement)
- » Constant Pressure well pump
- » At-grade, EcoFlow septic system
- » Lineal floor drain in Garage floor
- » Radon mitigation system
- » High-quality specialty floor joists, 2X6 Exterior walls with OSB sheathing, housewrap, and many flashing details
- » "Lifetime" architectural shingles, Standing Seam metal roof accents
- » 9'-0" First Floor ceiling, 8'-0" Second Floor ceiling
 - » 19'-3" vaulted Great Room ceiling with exposed trusses
 - » 18'-0" vaulted Dining Room with large window wall
 - » 16'-6" vaulted Study
 - » Tray Ceiling in Master Bedroom
- » Superior quality, Marvin Elevate windows: Bronze Ultrex exterior, Simulated Divided Light grills on front windows, Low "E" II glass with argon gas
- » Front door is an 8'-0" Tall by 3'-6" Wide, 2 3/4" thick mahogany, arched top door with 12" arched top sidelights and Emtek hardware
- » Superior quality, Marvin Elevate patio doors
- » Woodgrain, Carriage-style, insulated garage doors with hardware, windows and openers
- » Exterior Finish: appealing combination of real-cut stone, fiber-cement horizontal siding and board-n-baton siding
- » Vaulted Front Porch has exposed, PVC wrapped beams with a cedar ceiling
- » Vaulted Rear Porch has exposed, PVC wrapped beams, bead board ceiling, and PVC decking blind-fastened to joists
- » Heat & Glo, Twilight II, indoor/outdoor see-through propane fireplace; real-cut stone finish floor to ceiling with rustic barn-beam mantel
- » Decora switches, LED recessed lights, and LED bulbs throughout
- » Security System
- » Kohler, Delta, and Brizzo Plumbing fixtures
- » PEX supply lines with a Manoblock distribution panel
- » High-Efficiency, Closed Loop Geothermal HVAC system with desuperheater and 50-gallon water tank: 3 zones, electrostatic air filter, whole house duct-mounted bypass humidifier, make-up air for range hood over 400 CFM
- » 200 CFM Energy Recovery Ventilation system
- » R-23 Spider blown-in wall insulation and sound dampening insulation in bathroom walls
- » Interior doors are solid-core – Craftsman-style
- » Study doors are poplar, stained-grade, 15-light
- » Three (3) single, surface mounted exposed track door and one (1) double, surface mounted exposed track door
- » Craftsman-style millwork throughout including Craftsman paneling in Dining Room, Foyer, and Stairway
- » Crown Molding in all Main Floor rooms and Second Floor common area
- » Ship Lap in Powder Room, Bead Board and Window Seat in Master Bedroom, custom wall accent at Foyer Bench
- » Stained exposed trusses, beams, and columns in Great Room and stained beams in Kitchen
- » Central stairway with floating landings, Craftsman-style railing, boxed newels, and iron balusters
- » Melamine custom closet organization systems
- » Flooring: Rustic 4" hickory hardwood, large format tile on cement board underlayment
- » Custom, curbless tile shower with seat and soap shelves
- » Custom Cabinetry throughout: solid wood construction, soft close doors
- » Granite and Quartz countertops
- » Main Kitchen appliances: Thermador refrigerator, range, and dishwasher; Sonoma wine cooler
- » Working Pantry appliances: Samsung refrigerator, Bosch dishwasher, Bosch speed combination oven
- » *Overall Energy Performance: MHB consistently achieves energy results that exceed the building code requirement by about 45%. A copy of the energy test results will be provided.*