

# Mershon Chase at Brandon Farms

## INCLUDED FEATURES

### Features That Prove Our Commitment

- Full Pre-settlement Inspection on Your Home
- Complete 6 Month Post Settlement Inspection on Your Home
- Ryan's Own Exclusive 10-year Warranty
- Homebuyers 2-10 Year Warranty
- One Year Drywall Inspection on Your Home

### General Features

- Door Chimes
- Washer/Dryer Hook-Up
- Prewire for Telephone and Television (2 each)
- Mannington No-Wax Resilient Floors
- Smoke Detectors
- Ventilated Closets Shelving
- 200 Amp Electric Service

### Bathrooms

- Ceramic Tile Tub Surround
- Double Bowl Vanities in Master Bath
- Pedestal Sink in Powder Room in most models
- Cultured Marble Vanity Tops in All Full Baths
- Oak Vanities; Choices of Stain: Light or Mid-Tone
- Moen Washerless Faucet
- Ceramic Tile Floor in all Baths
- Luxury Soaking Tubs in Most Models

### Energy Saving Features

- Gas Heat
  - Gas Hot Water Heater
  - Central Air Conditioning
  - Programmable Thermostat
  - Insulation Package\*
    - R30 in Ceiling
    - R13 in Walls
    - R30 in Overhangs
    - R11 in Unfinished Basement Walls
  - Therma-Tru Insulated Front Doors
  - Patriot Brand Insulated Rear Sliding Glass Door with screen
  - Attic Ridge-Vent System
  - Patriot Vinyl Tilt Insulated Windows with screens
- \*Savings vary. Higher R-Value means greater insulating power.*

### Exterior Features

- Professionally Designed Landscaping including Sodded Front Yard
- 5' Lap Alcoa Vinyl Siding with Vinyl & Aluminum Trim
- Asphalt Driveways
- Underground Utilities
- Professionally Selected Exterior Color Schemes
- Front Door Brass Package Including Kickplate, Door Knocker and Decorative Handle Feature
- Kwikset Polished Brass Door Locks & Dead Bolts
- Weatherproof Front & Rear Exterior Electric Outlets & Water Faucets
- Termite Soil Treatment
- Garage Door Opener Outlet
- Architectural Shingles

### Kitchen

- Merrilat Custom Quality Wood Cabinets
- Choice of Cabinet Colors
- Quality GE Appliances Including Gas Range, Potscrubber Dishwasher,
- Wilsonart Countertops (Choice of Colors)
- Double Bowl Stainless Steel Sink
- Mannington No-Wax Resilient Flooring

### Luxury Details

- Oak Banisters & Rails
- Choices of Stain: Light or Mid-Tone
- Six Panel Colonial Doors
- Decorative Light Fixtures Throughout Home
- DuPont StainMaster Wall-To-Wall Carpet
- Mannington No-Wax Resilient Flooring
- Master Bedroom Walk-in Closet
- 9' 1st Floor Ceilings in Most Models
- Bruce Hardwood Floor Foyer
- Gas Direct Vent Fireplace with Oak Mantle, Black Slate Surround, recirculating fan and 2 recessed eyeball lights



Please see Sales Representative for complete list. (Note: Not all features available with all homestyles)  
Features Subject To Change Without Notice  
07/01/96

# Ryan Homes

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## ADDITIONAL FEATURES

### Architectural

Thermatru Patio Door (in lieu of included door)	\$ 300
Peachtree French Sliding Door (in lieu of included door)	\$ 700
Additional Patriot Sliding Glass Door	\$ 750
Skylights each	\$ 700
Gas Fireplace Decorative Trim and Windows	
Type A	\$ 650
Type B	\$ 1,250
Marble Fireplace Surround	\$ 400
Cathedral Ceilings	\$ 1,500 - \$ 2,500
Bay Window	\$ 2,300
Side Entry Garage	\$ 2,500

### Decorator

Hardwood Flooring	Varies
Ceramic Tile Flooring	Varies
Stainmaster Carpets	Varies
Upgrade Vinyl Flooring	Varies
Chair Rail and Crown Molding	\$ 600
Pickled Rails	\$ 400

### Baths

Soaking Tub with Jets	\$ 1,000
Shower Door	\$ 200
2-Piece Plumbing Rough-In	\$ 900
3-Piece Plumbing Rough-In	\$ 1,100
Ejector Pump	\$ 400
White Bay Bath Vanities Throughout	\$ 250
Cherry Vanities Throughout	\$ 500
Brass Plumbing Fixtures in All Baths	\$ 1,350

### Additional Features

2' 8" Garage Service Door	\$ 500
G.E. Washer & Dryer Combination	\$ 900
Laundry Sink (1st Floor Only)	\$ 300
Andersen Insulated Windows	\$ 2,150 - \$ 4,100
Welled Exit with Service Door	\$ 3,000
Deck - Pressure Treated	Varies
Steps To Grade From Rear/Side Exits	\$ 250

### Electric/Energy Saving

Ceiling Fan Rough-In	\$ 150
Honeywell Air Cleaner	\$ 800
Security System	\$ 1,350
Security System Pre-Wire	\$ 850
Extra Phone Outlet (Two Standard)	\$ 50
Extra Cable TV Outlet (Two Standard)	\$ 50
Gas Dryer Hook-Up	\$ 125
Speaker Jacks (Pr.)	\$ 70
Flood Lights (2 Double)	\$ 300

### Kitchen

G.E. Gas Range, Self Cleaning	\$ 250
G.E. Refrigerator	\$ 650 - \$ 1,900
G.E. Spacesaver Microwave	\$ 500
G.E. "White on White" Upgrades	Varies
Raised Panel Kitchen Cabinets	\$ 600 - \$ 700
Heather Oak Cabinets	\$ 700 - \$ 750
Cherry Cabinets	\$ 1,500 - \$ 2,500
White Bay Kitchen Cabinets	\$ 800 - \$ 1,300
Maple Cabinets	\$ 1,500 - \$ 2,500
Ice Maker Rough-in	\$ 100



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# Ryan Homes

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## ADDITIONAL FEATURES

### SAVOY

4 Bedrooms .....	\$ 1,000
Cathedral Ceilings Owner's Suite .....	\$ 1,500
Brick Front .....	\$ 5,700
Jets in Garden tub .....	\$ 1,000
Family Room double windows .....	\$ 700
Kitchen Island .....	\$ 600
Planning Desk .....	\$ 500
Bay Window with patio door (dinette) .....	\$ 1,800
2' Kitchen Extension .....	\$ 1,800
Morning Room (includes full basement) .....	\$11,900
Service Door Garage .....	\$ 500
Stucco Front .....	\$ 5,100

### BAINBRIDGE

Jets in Garden Tub .....	\$ 1,000
Planning Desk .....	\$ 500
2 Story Foyer w/4 Bedrooms .....	\$ 1,500
Brick Front	
Elevation A .....	\$ 5,700
Elevation B .....	\$ 5,700
Cathedral Ceiling Master Bedroom/Bathroom .....	\$ 2,000
Side Windows (ea.) .....	\$ 350
Service Door Garage .....	\$ 500
Kitchen Island .....	\$ 600
Bay Window with Patio Door (dinette) .....	\$ 1,800
Stucco Front Garden Tub .....	\$ 5,100

### ZACHERY

Morning Room (includes full basement) .....	\$11,900
Upgrade Owner's Bath with Jets .....	\$ 1,000
Luxury Owner's Bath .....	\$ 9,900
Luxury Owner's Bath with Jets .....	\$10,900
Box Bay Window Family Room .....	\$ 1,600
Double Windows Family Room .....	\$ 700
Side Entry Garage .....	\$ 2,500
Bay Window .....	\$ 2,300
2' Extension to Gable End .....	\$ 5,600
Tray Ceiling Owner's Suite .....	\$ 1,000
Brick Front .....	\$ 5,700
Stucco Front .....	\$ 5,100



EQUAL HOUSING  
OPPORTUNITY

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**Ryan**  
Homes

# Mershon Chase at Brandon Farms

## ADDITIONAL FEATURES

### DEVONSHIRE

Two Sided Wood Burning Fireplace	\$ 4,200
Four Bedroom with Sitting Room	\$ 1,000
Four Bedroom with Open Foyer	\$ 1,000
Five Bedrooms	\$ 1,000
Cathedral Ceiling in Master Suite	\$ 2,000
Master Bath Shower Stall with Tub	\$ 1,000
Jets in Garden Tub	\$ 1,000
Bay Windows	\$ 2,300
Window in Laundry/Pantry	\$ 300
Window in Master Bedroom or Bath	\$ 300
Double Window Family Room	\$ 700
Bay Window with Service Door	\$ 2,500
Kitchen Island	\$ 600
Sunroom (Basement Included)	\$16,000
Planning Desk	\$ 500
Service Door	\$ 500
Bay Window w/Patio Door in Dinette	\$ 1,800

### VANDENBURG

Morning Room	\$ 9,900
2' Extension to Garage & Family Room	\$ 3,000
Wall Oven and Island Cook Top	\$ 2,000
Box Bay Window at Family & Dining Room	\$ 1,600
Double Windows Family Room Gable	\$ 700
Sitting Room Master Bedroom	\$ 2,800
Laundry Chute	\$ 200
Cathedral Ceilings Master Bedroom	\$ 2,000
Garden Tub with Jets	\$ 1,000
Stained Oak Stairs with Direct Set Rails	\$ 3,000
Bay Window	\$ 2,300
Full Porch	\$ 2,000
Basement under Family Room (7' Ceiling)	\$ 1,500
Brick Front	
Elevation A	\$ 5,800
Elevation B	\$ 5,000
Elevation C	\$ 8,700
Double Doors (ea.)	\$ 200
Stucco Front Elevation C	\$ 7,700

### ROSEMONT

Brick Front	
Elevation A	\$ 5,000
Elevation B	\$ 5,700
Elevation C	\$ Inc.
Elevation D	\$ 4,600
Elevation E	\$ 4,400
Elevation F	\$ 4,600
Elevation G	\$ 5,500
Elevation H	\$ 5,800
Window in Master Bath or Bedroom	\$ 350
Two Windows in End of Family Room	\$ 700
Bay Windows	\$ 2,300
Two Sided Wood Fireplace	\$ 4,200
Sunroom (Basement Included)	\$18,700
Stained Oak Stairs and Rails	\$ 3,000
Bonus Bedroom	\$10,200
2' Extent to Dinette	\$ 1,600
2' Extent to Kitchen and Dinette	\$ 3,000
Cathedral Ceiling in Master Bedroom	\$ 1,000
Jets in Garden Tub	\$ 1,000
Four Bedroom with Open Foyer (Includes Garden Tub)	\$ 9,900
Four Bedroom with Open Foyer (Includes Garden Tub with Jets)	\$10,900
Wall Oven and Island Cooktop	\$ 1,900
Double Doors (ea.)	\$ 200
Stucco Front	
Elevation B	\$ 4,700
Elevation C <credit>	<\$ 1,000>



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# Mershon Chase at Brandon Farms

## ADDITIONAL FEATURES

### AVALON

3 Car Garage .....	\$ 7,000
Morning Room (includes full basement) .....	\$10,500
Sun Room (includes full basement) .....	\$ 9,500
Laundry Room Cabinets .....	\$ 200
Kitchen Extension .....	\$ 2,500
Dormers Elevation A .....	\$ 3,000
Portico Porch Elevation A .....	\$ 2,100
Luxury Owner's Suite .....	\$ 9,500
4' Extension Kitchen / Dinette .....	\$ 2,500
4' Extension Master Bedroom (must select above ext.) .....	\$ 2,500
5th Bedroom first floor (includes full bath) .....	\$ 1,000
Skylights (1 pair) .....	\$ 1,400
Jets in Garden tub .....	\$ 1,200
Brick Front	
Elevation A .....	\$ 6,000
Elevation B .....	\$ 6,500
Elevation C .....	\$ 6,800
Elevation D .....	\$ 6,800



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**Ryan**  
Homes

## SCHOOLS

Bear Tavern Elementary School	737-1344
Timberlane Jr. High School	737-0200
Hopewell Central Valley High School	737-1411
Princeton Day School	924-6700
Hun School of Princeton	921-7600
Lawrenceville School	896-0600

## DAYCARE

Hopewell Valley After School Program	730-1311
Pennington Montessori	737-1331
Kindercare Learning Center	896-9596

## COLLEGES

Mercer County Community College	5 Minutes
Rider University	5 Minutes
Princeton University	15 Minutes
Trenton State College	15 Minutes

## PUBLIC SERVICE

Police & Fire Emergency	737-3100
Hopewell Township Branch Library	737-2610
Post Office	466-0462
Animal Control Officer	737-1928

## HOSPITALS

Princeton Medical Center	497-4000
St. Francis Medical Care	599-5000
Mercer Medical Center	394-4000

## MAJOR HIGHWAYS

I-95	3 Minutes
I-295	5 Minutes
Route 1	8 Minutes
Route 206	5 Minutes

## PUBLIC TRANSPORTATION

Princeton Junction Train Station	15 Minutes
Trenton Train Station	25 Minutes
Mercer County Airport	5 Minutes
Philadelphia International Airport	45 Minutes

## UTILITY COMPANIES

Public Service Electric & Gas Co	1-800-832-0076
Cable T.V. - Bridge Cable	397-2600
Municipal Court	737-1035
Tax Assessor	737-0607
Township Officers	737-0605
Trenton Water	989-3055
Elizabethtown Gas Company	1-800-242-5830
Ewing-Lawrence Sewerage Authority	587-4061

## RECREATION

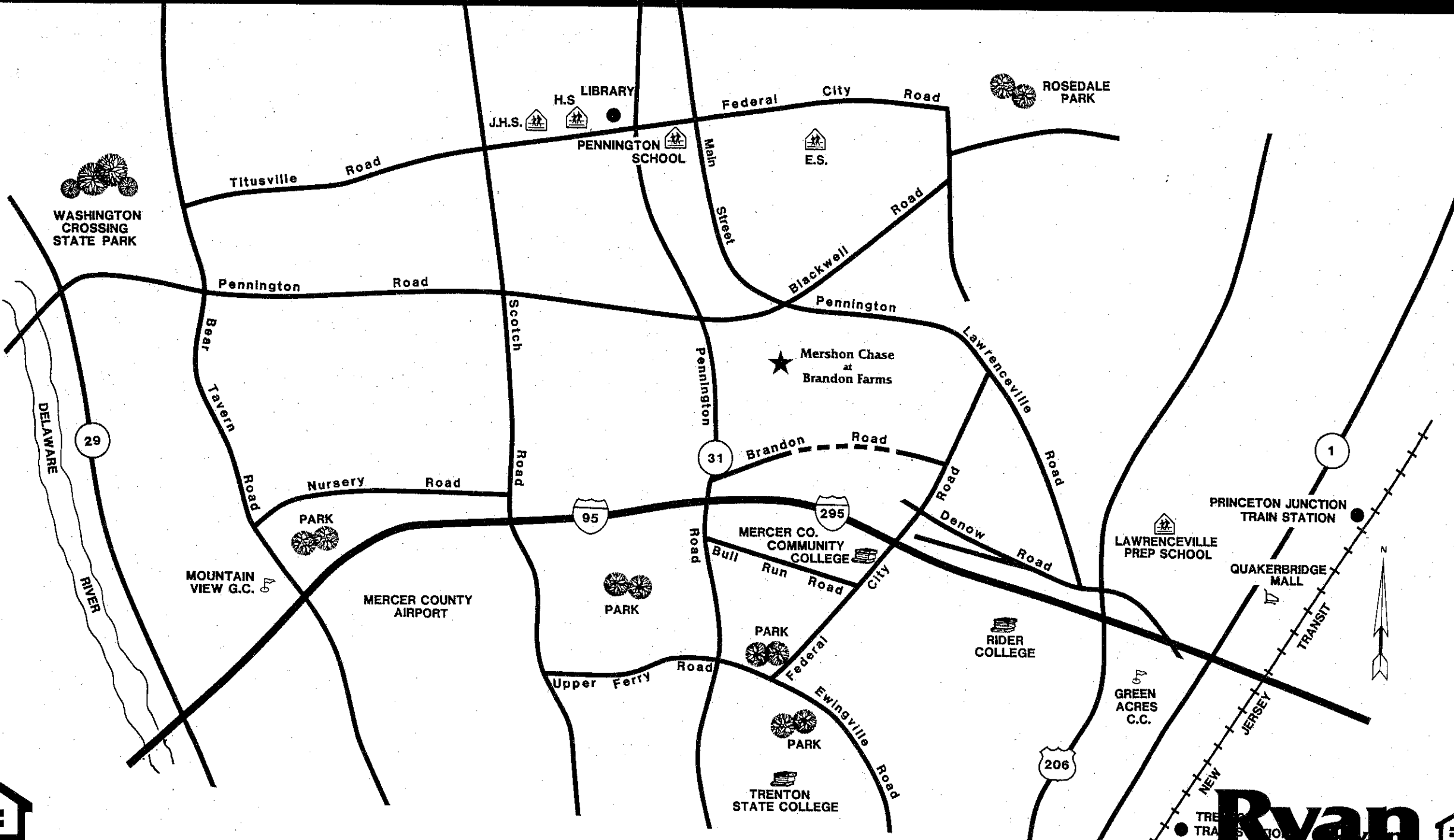
Washington Crossing State Park	5 Minutes
Hopewell Country Club	8 Minutes
Green Acres Country Club	15 Minutes
Mountain View Golf Course	10 Minutes
Princeton YMCA	15 Minutes

## SHOPPING

Quakerbridge Mall	15 Minutes
Pennington Market	10 Minutes
The Manors Shopping Center	3 Minutes
Mercer Mall	15 Minutes







TRENTON TRANSIT STATION
   
THIS MAP IS FOR DISPLAY PURPOSES ONLY



S A V O Y

(Preliminary)



E L E V A T I O N E

**Ryan**  
Homes



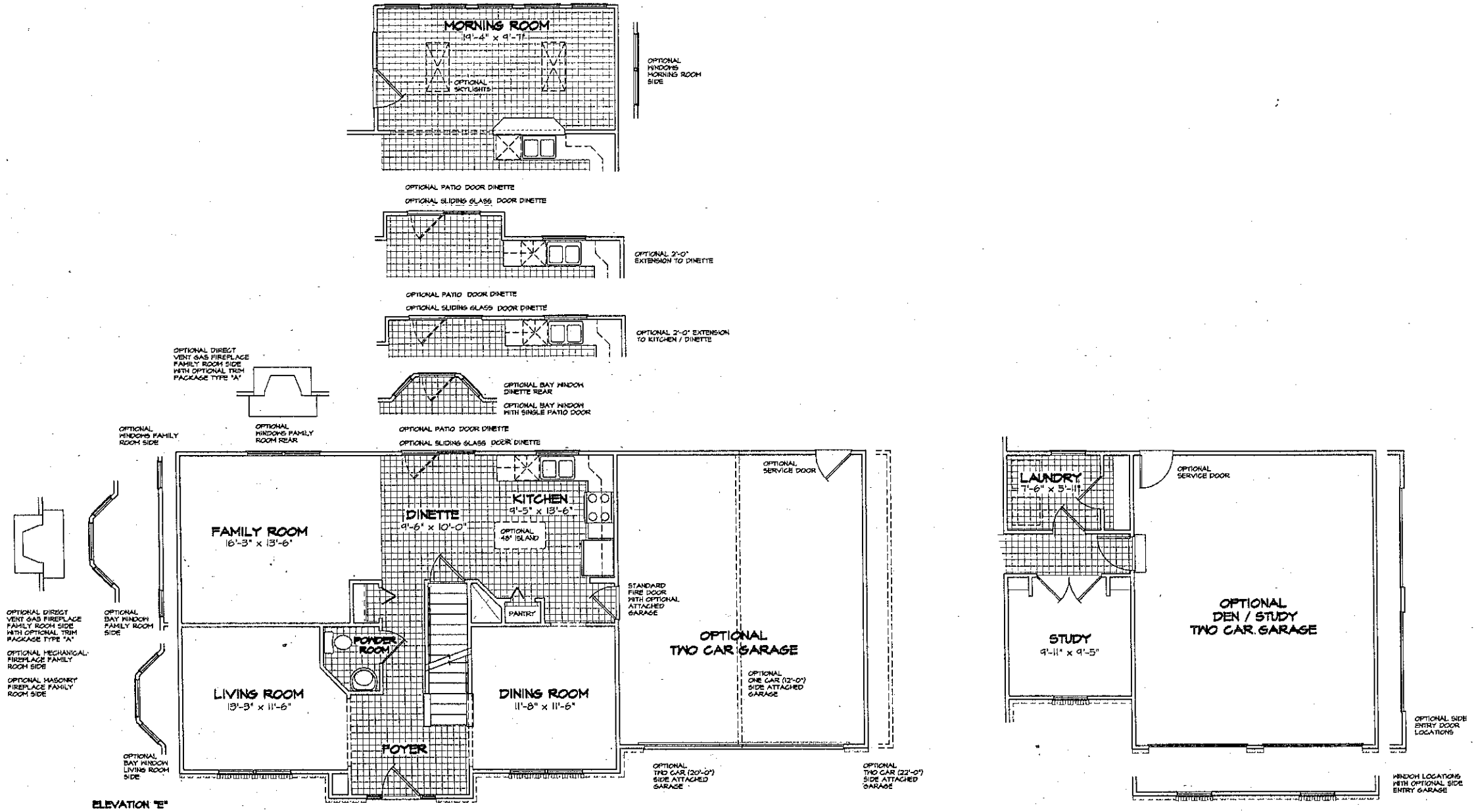
ELEVATION A



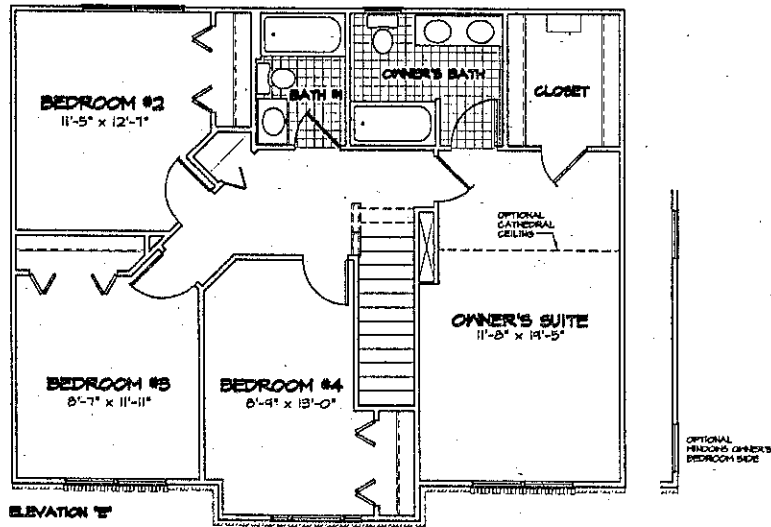
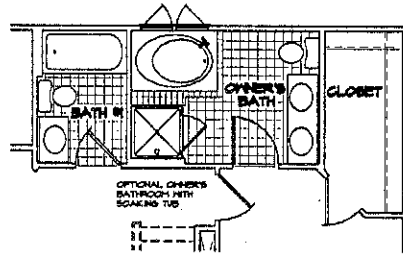
ELEVATION C

# SAVOY

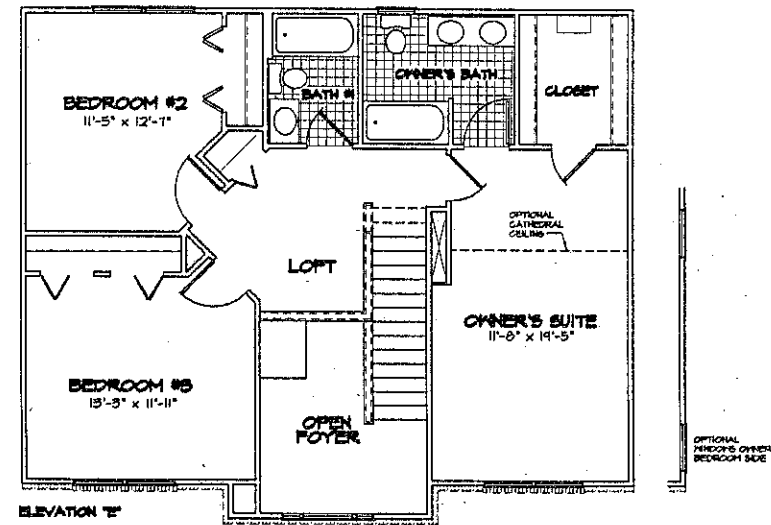
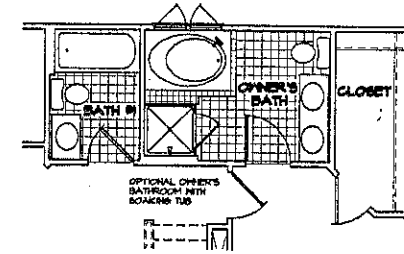
(Preliminary)



First Floor Plan



Second Floor w/4 Bedrooms



Second Floor w/3 Bedrooms



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02/96 TEMP SAVO AG



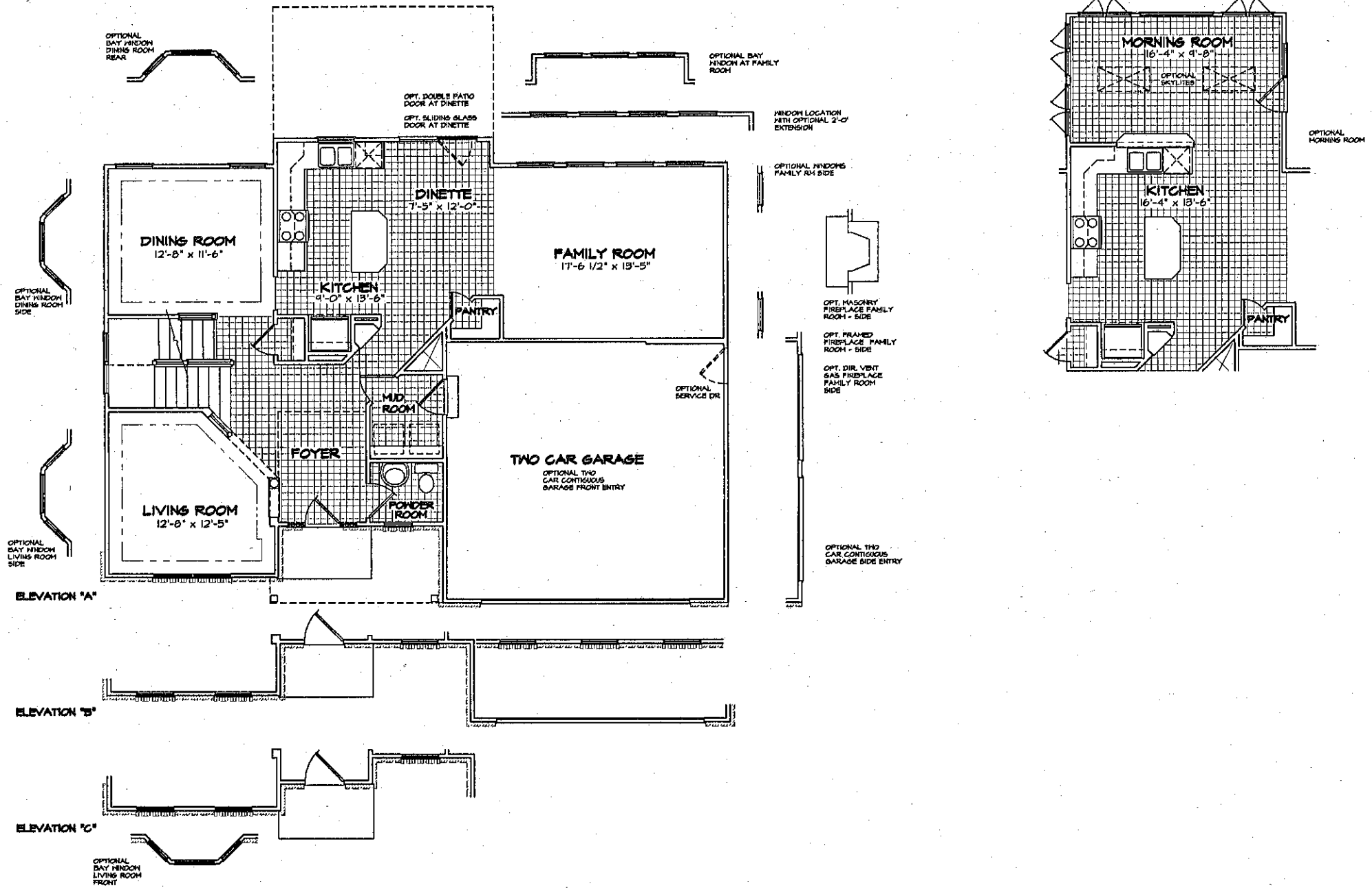
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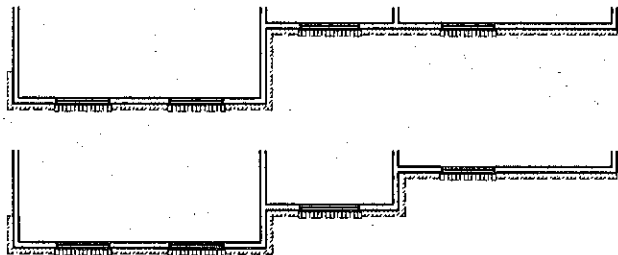
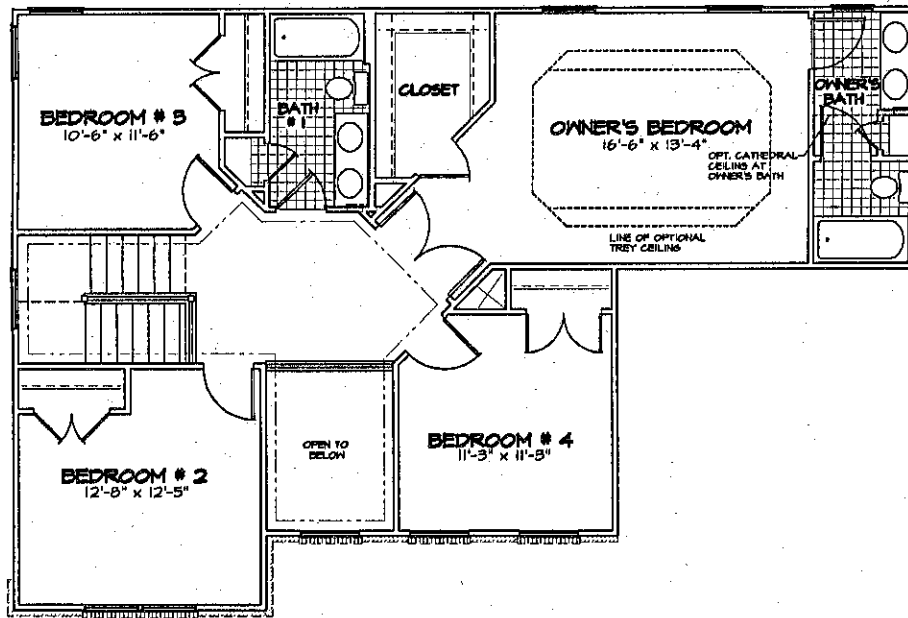


ELEVATION C

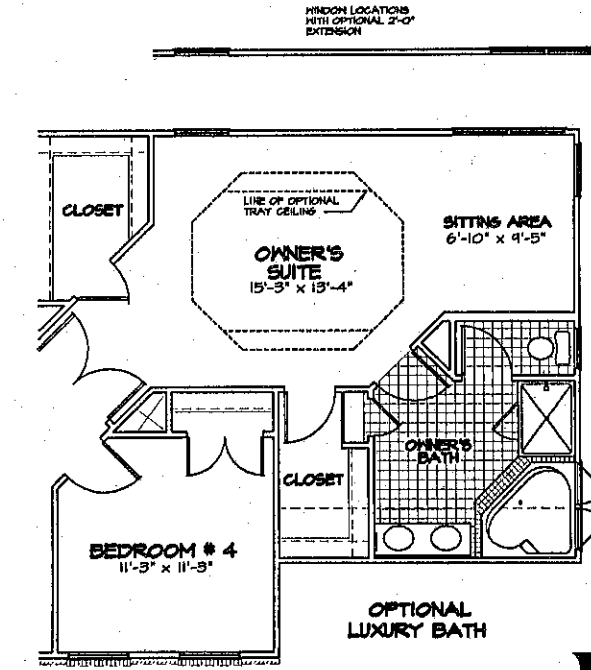
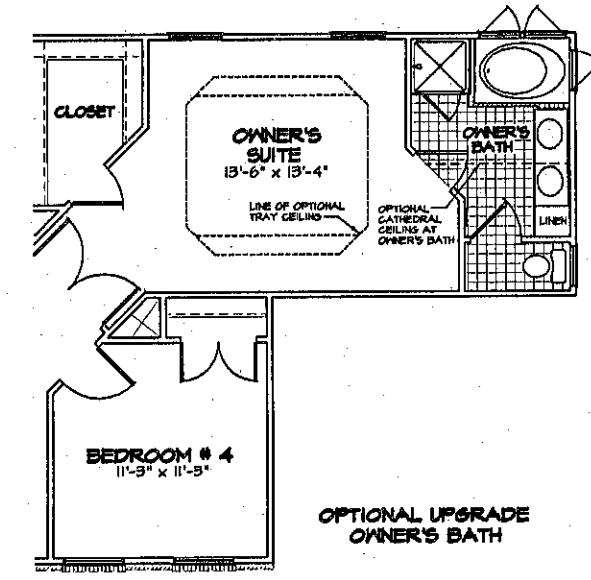
**Ryan**  
Homes



First Floor Plan



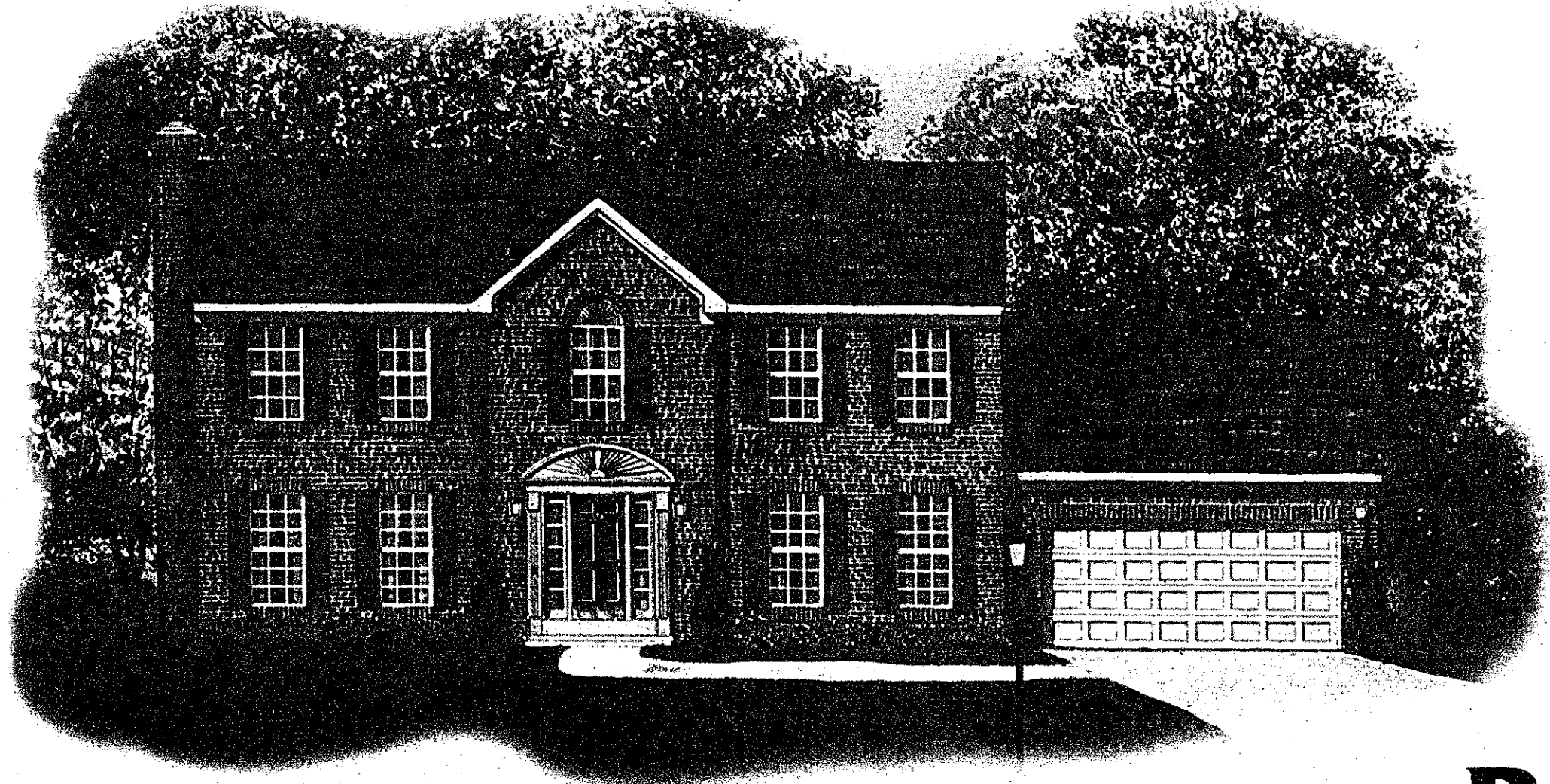
Second Floor Plan



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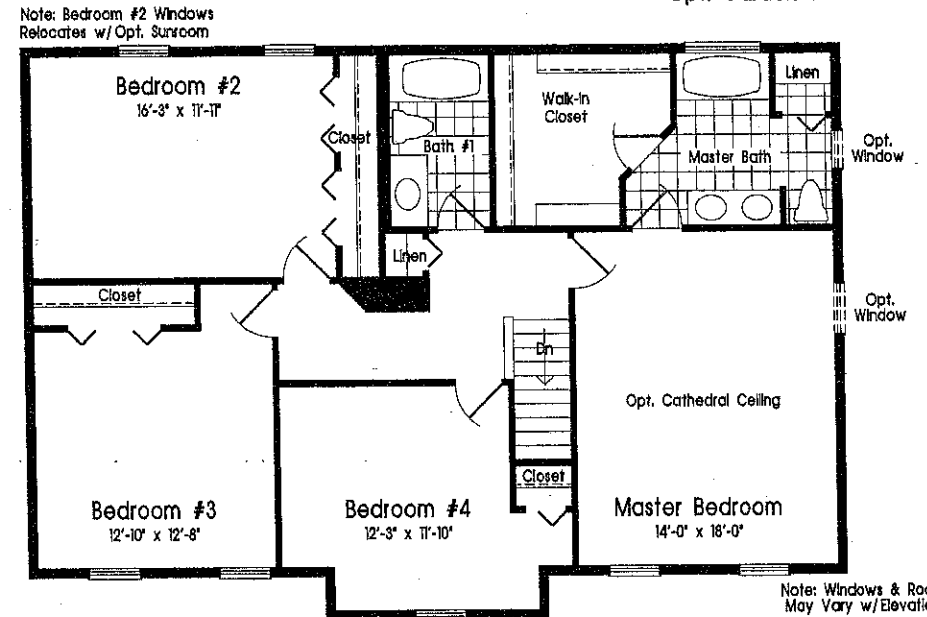
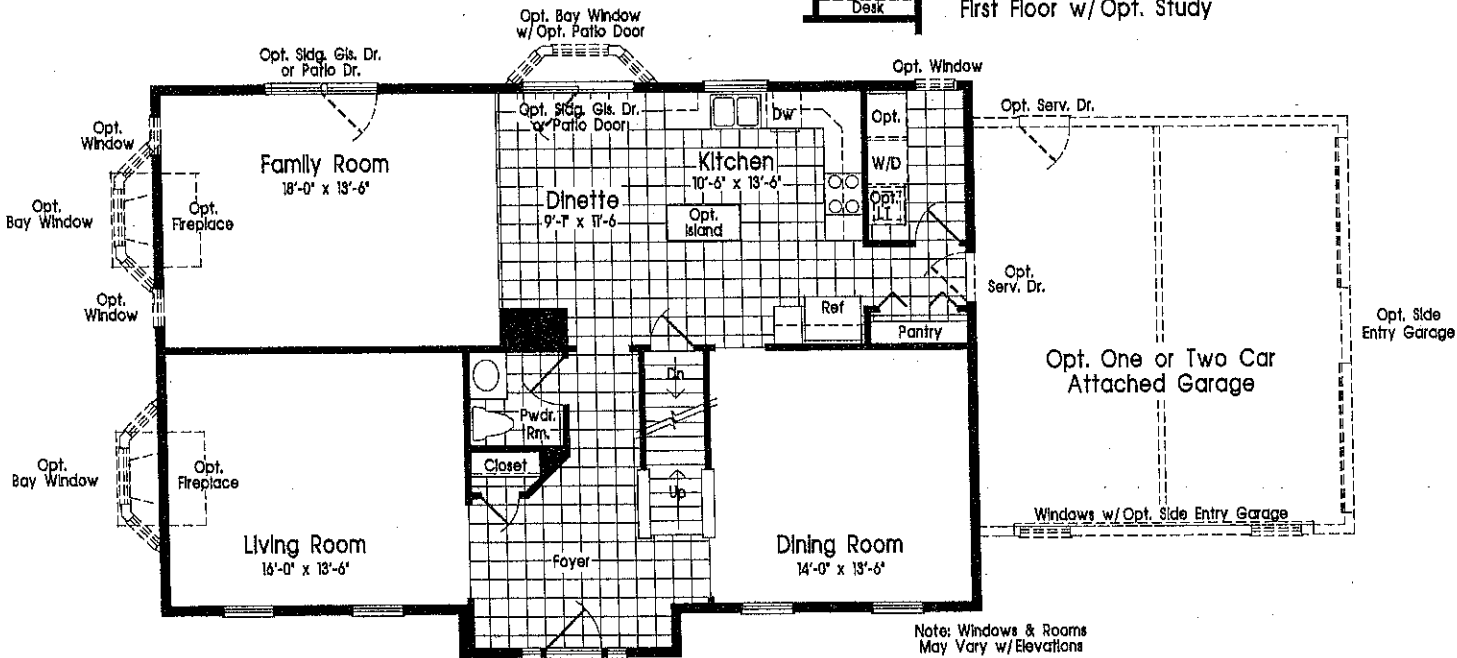
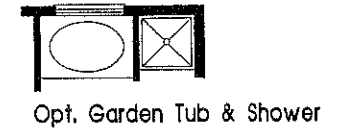
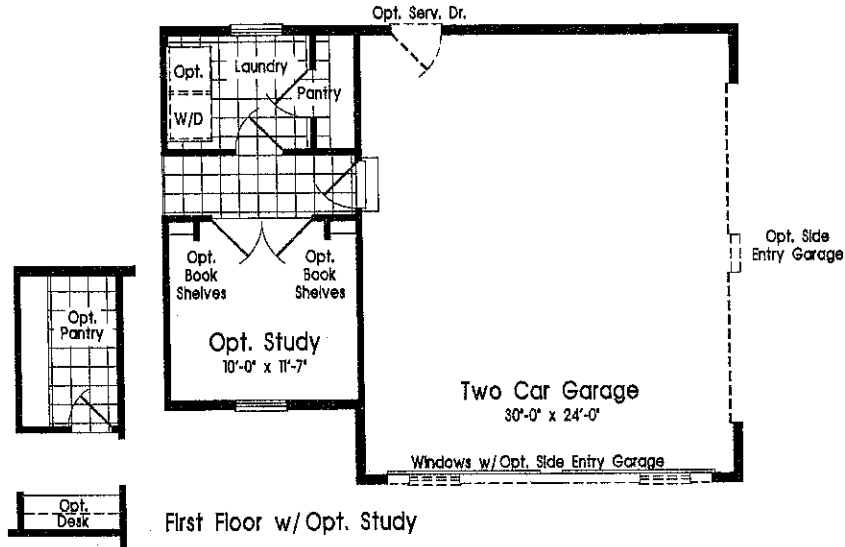
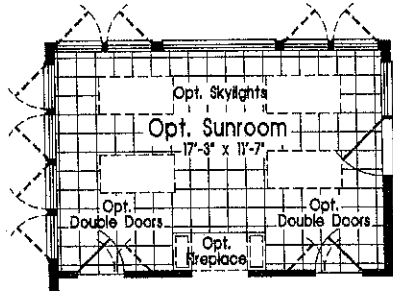
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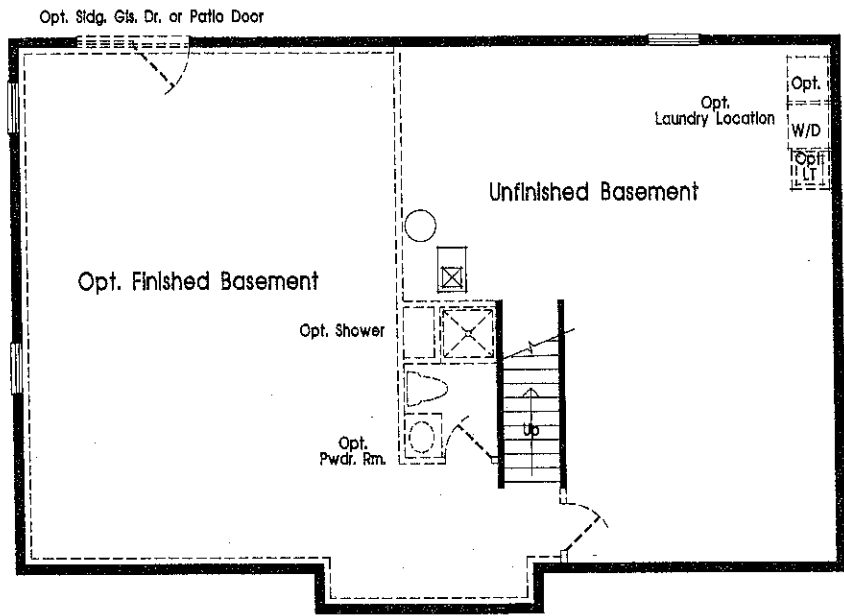


ELEVATION D

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Homes

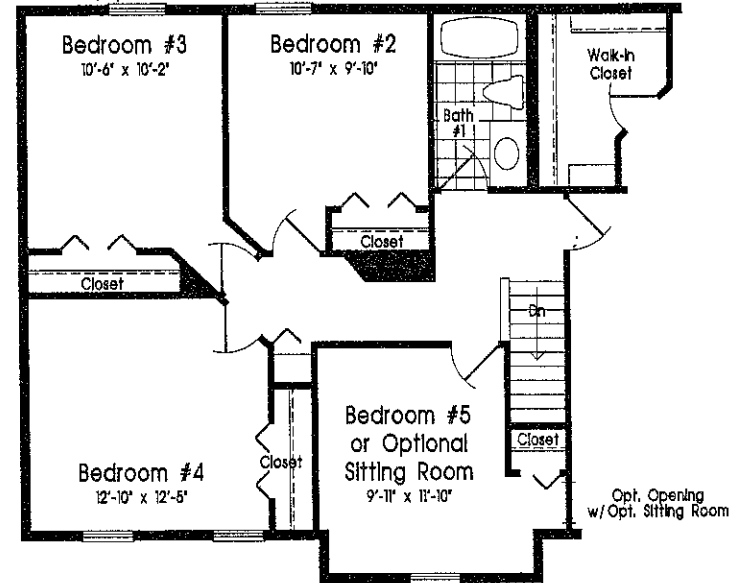
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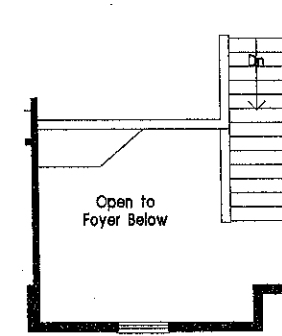


Basement

Note: Bedroom #2 & 3 Windows Relocate w/Opt. Sunroom



Second Floor w/ 4 Bedrooms, Master Suite & 2 Baths



Opt. Open Foyer

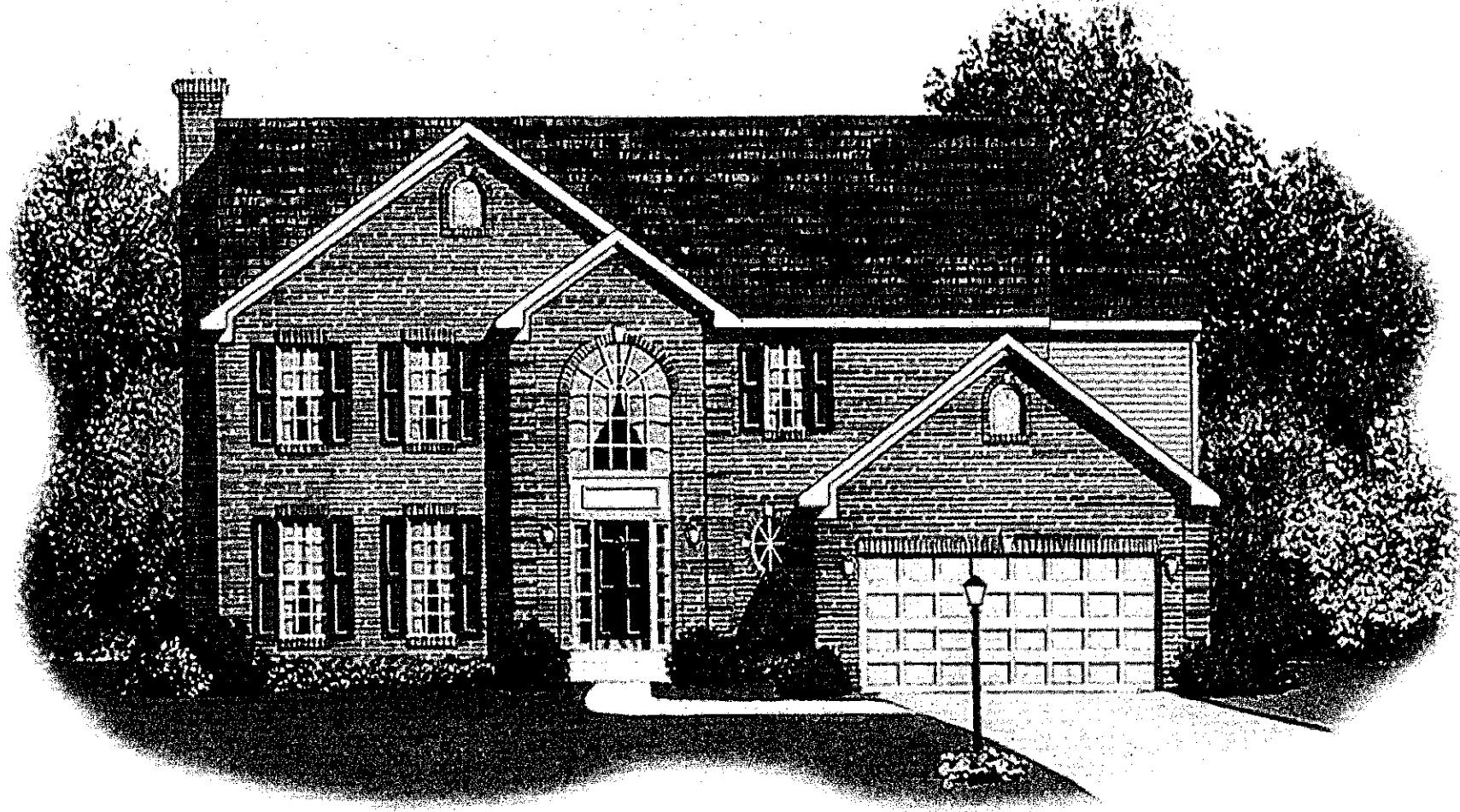


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01/95 DEVO AG VER.08



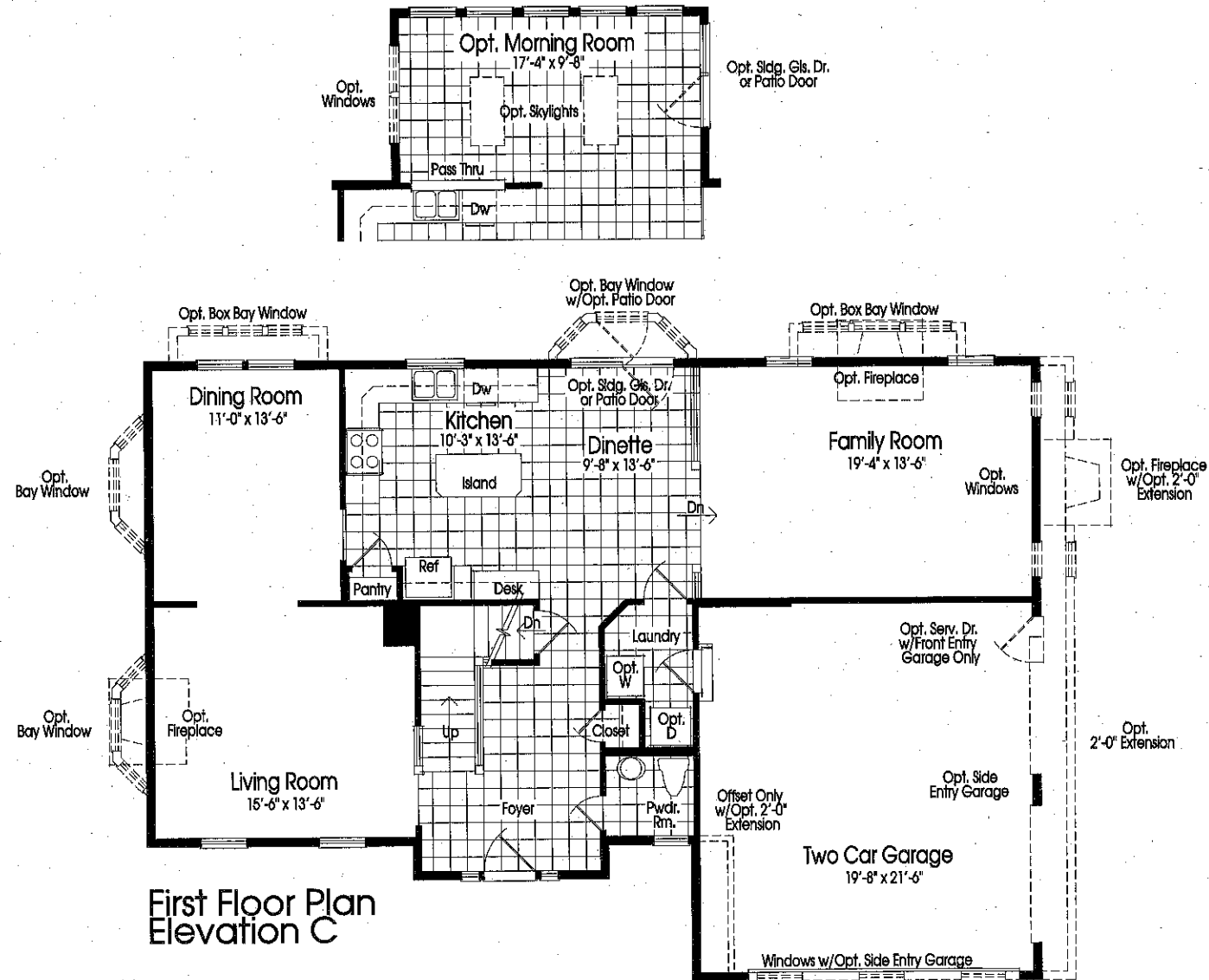
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ELEVATION C

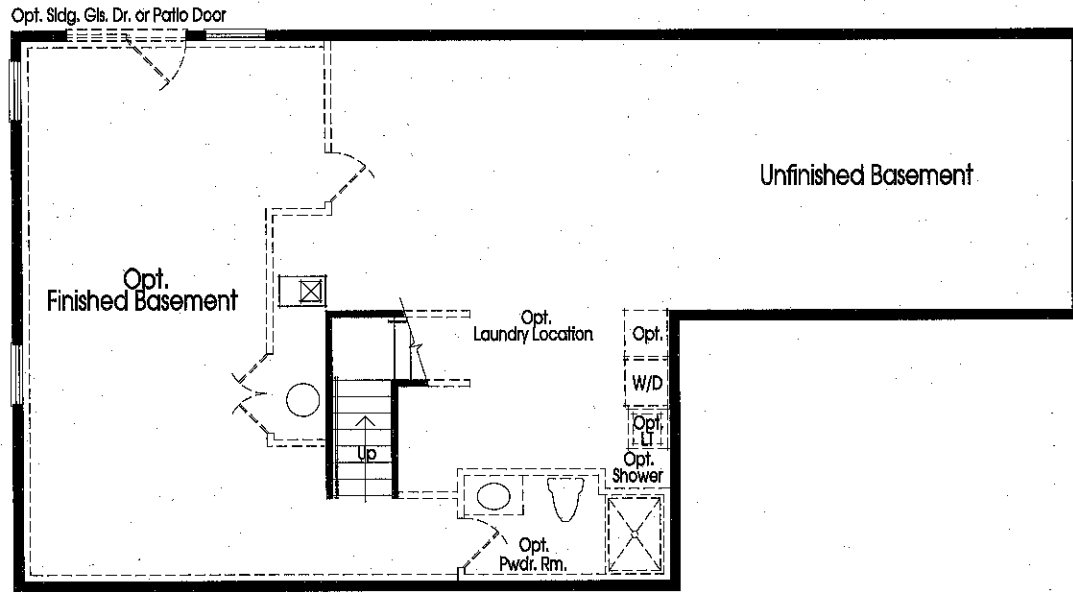
**Ryan**  
Homes

# VANDENBURG

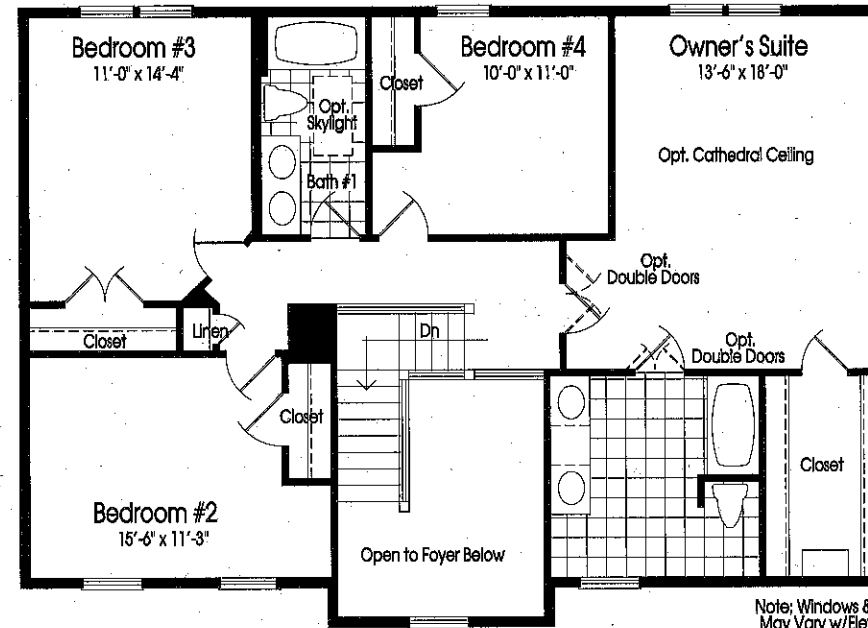


First Floor Plan  
Elevation C

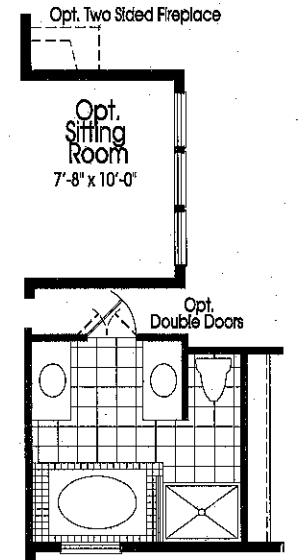
Note: Windows & Rooms  
May Vary w/Elevations



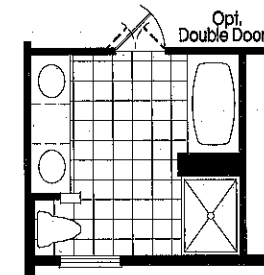
Basement



Second Floor w/4 Bedrooms & 2 Baths



Opt. Garden Tub & Show



Opt. Shower



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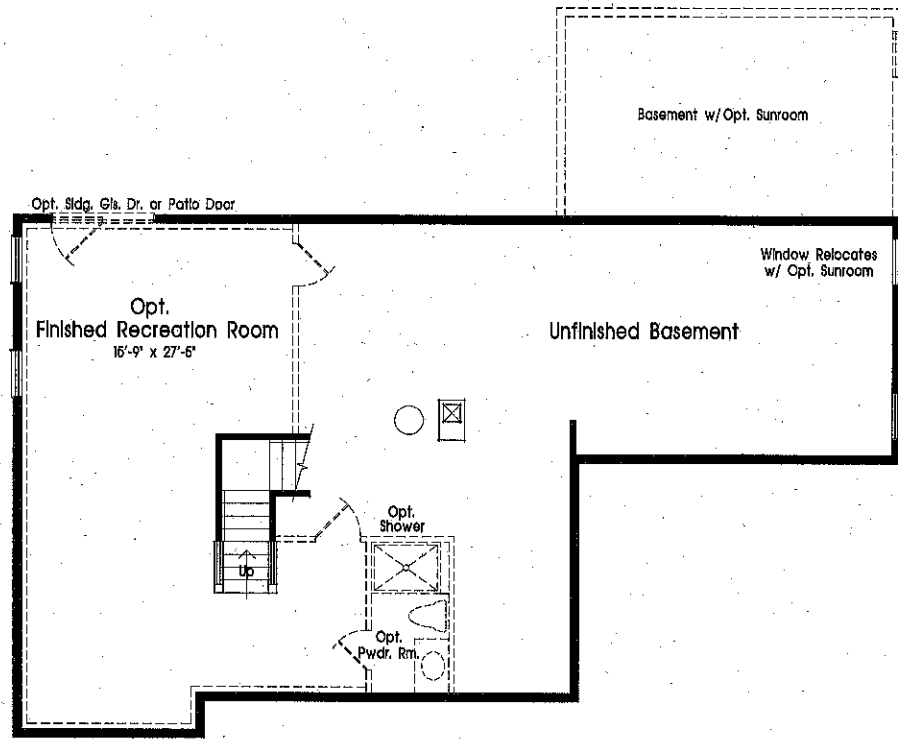
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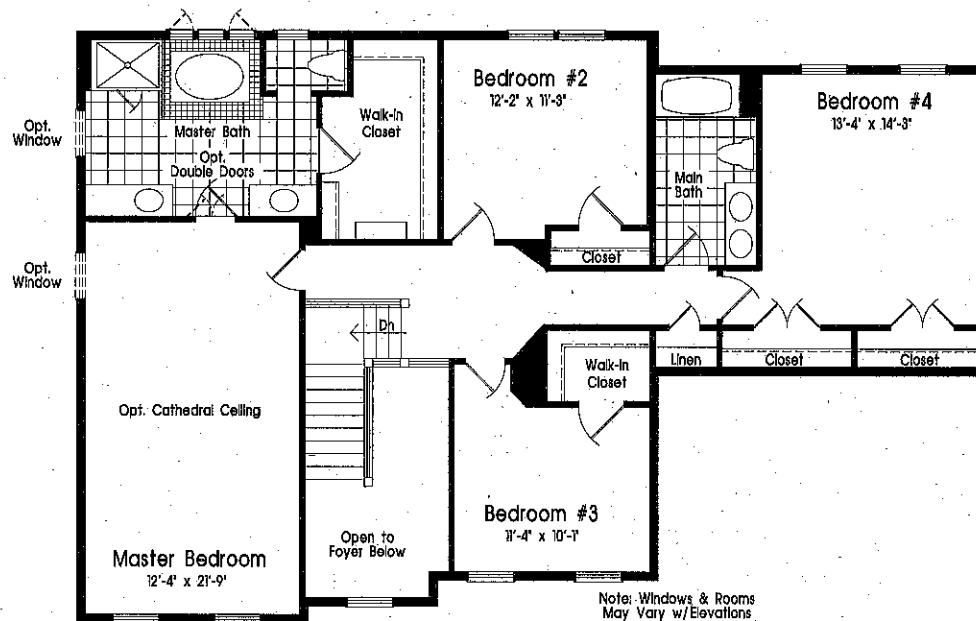
E L E V A T I O N C

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Homes

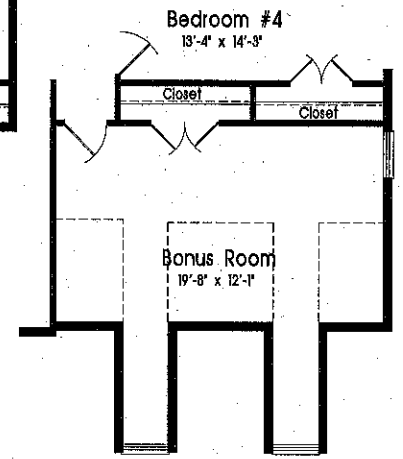




Basement



Second Floor w/ 4 Bedrooms & Open Foyer



Opt. Bonus Room w/ Open Foyer

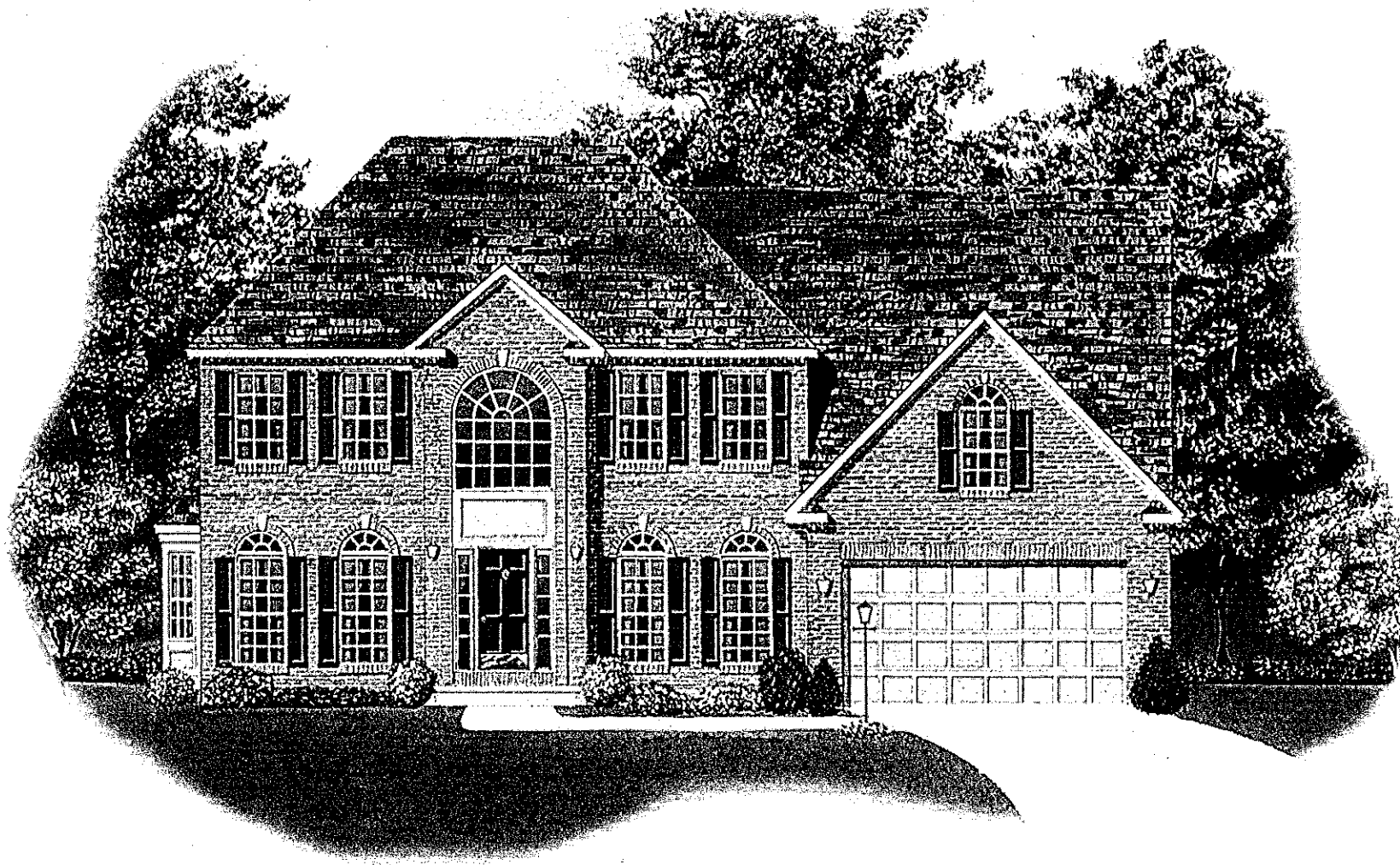


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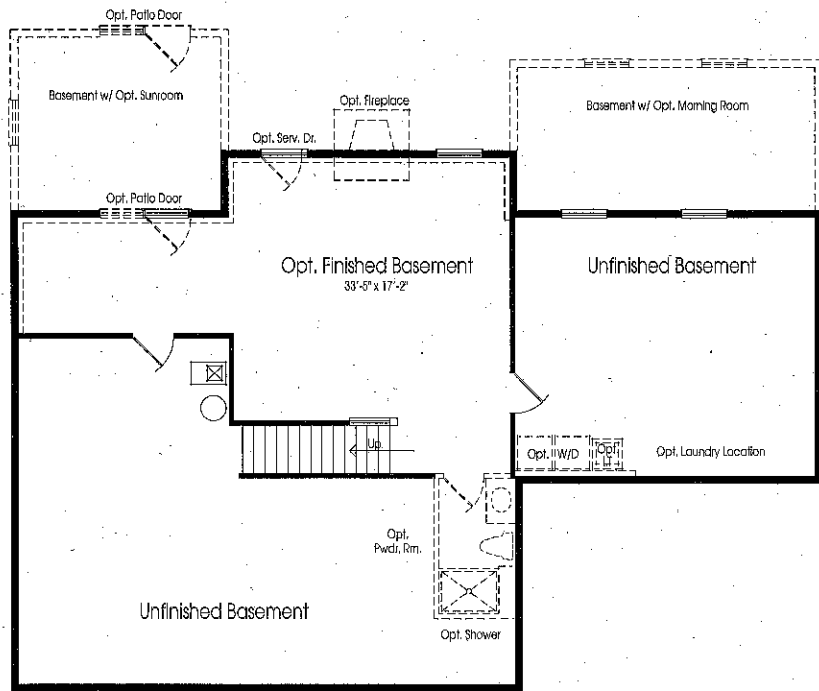
# AVALON



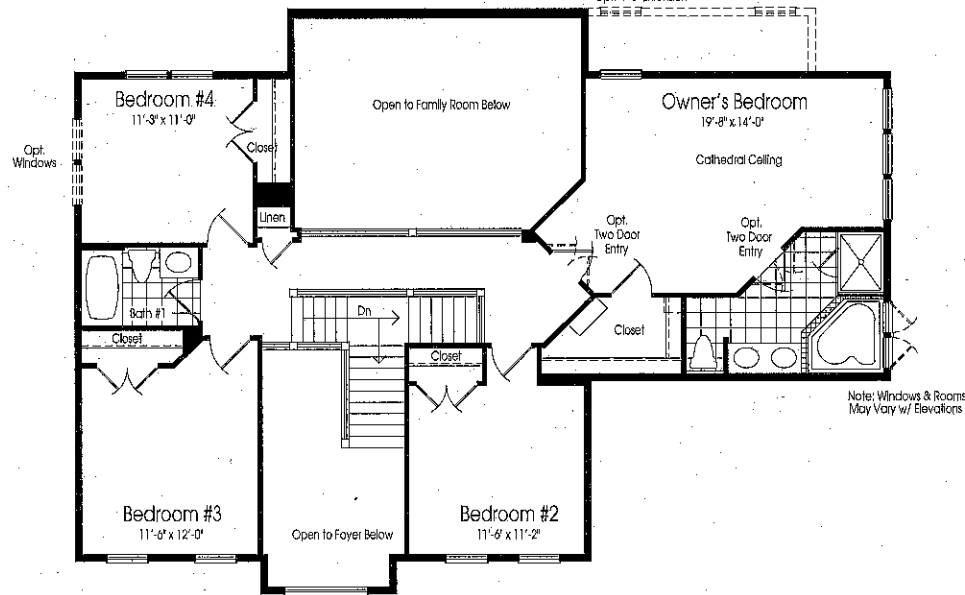
ELEVATION B

**Ryan**  
Homes

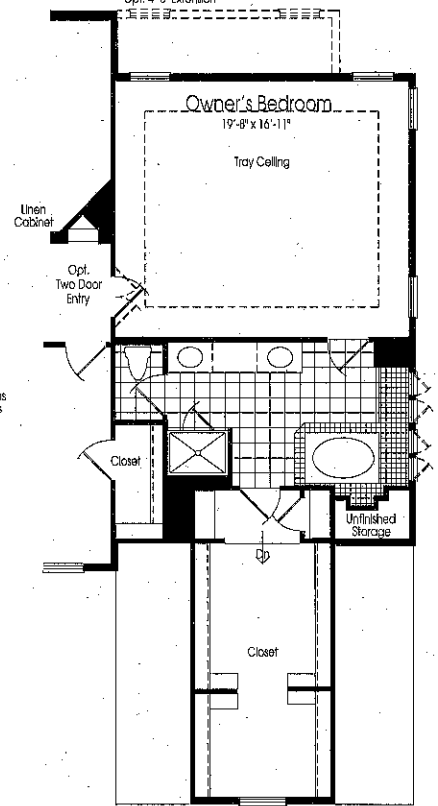




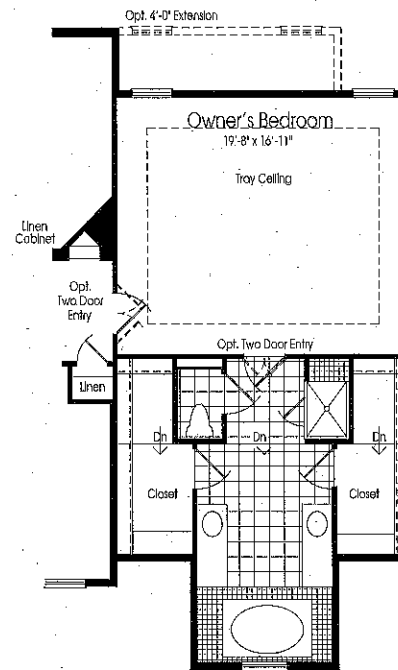
Basement



Second Floor w/ 4 Bedrooms & 2 Baths



Opt. Owner's Bedroom/Bath Layout w/ Opt. Three Car Garage Only



Opt. Owner's Bedroom/Bath Layout



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04/96 AVAL VER. 11

