

# *Richmond Model*



Shown with optional metal roof. Landscape package not included

127 ROSE LANE  
CHALFONT, PA 18914  
(HORSHAM TWP)



11.18  
ACRES



# The Richmond Model



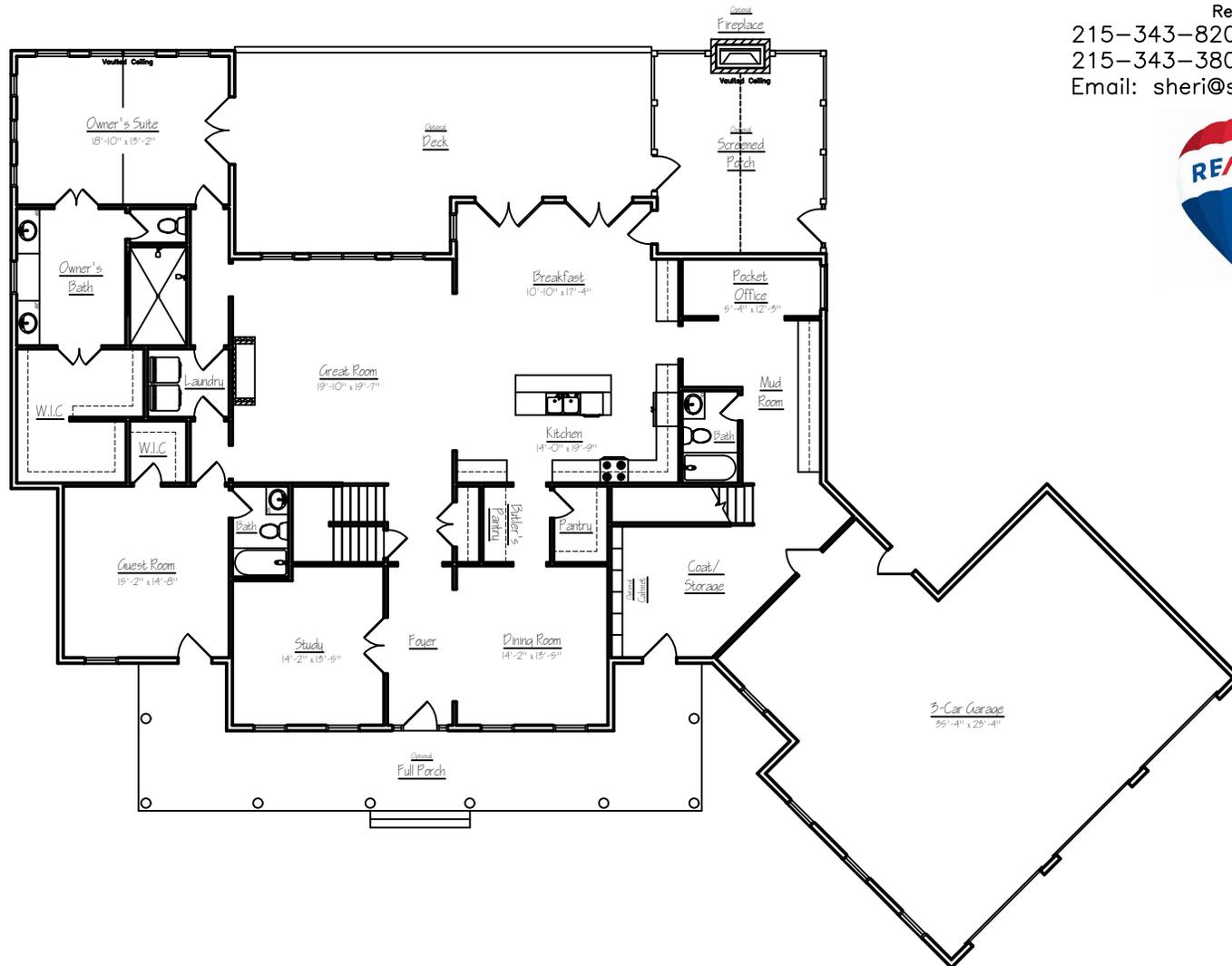
**Sheri Oshins**

Realtor

215-343-8200

215-343-3800

Email: [sheri@sherioshins.com](mailto:sheri@sherioshins.com)



*First floor plan*  
Sq. Ft.: 3175  
Total Sq.Ft: 6081

Illustrations and floor plans are artist's conceptual renderings. Details, colors and dimensions are subject to change and field verification. Window and front door locations and room dimensions may vary according to elevation. Mature landscaping not typical. Light fixture locations and window boxes not included. 10/10/23

# The Richmond Model



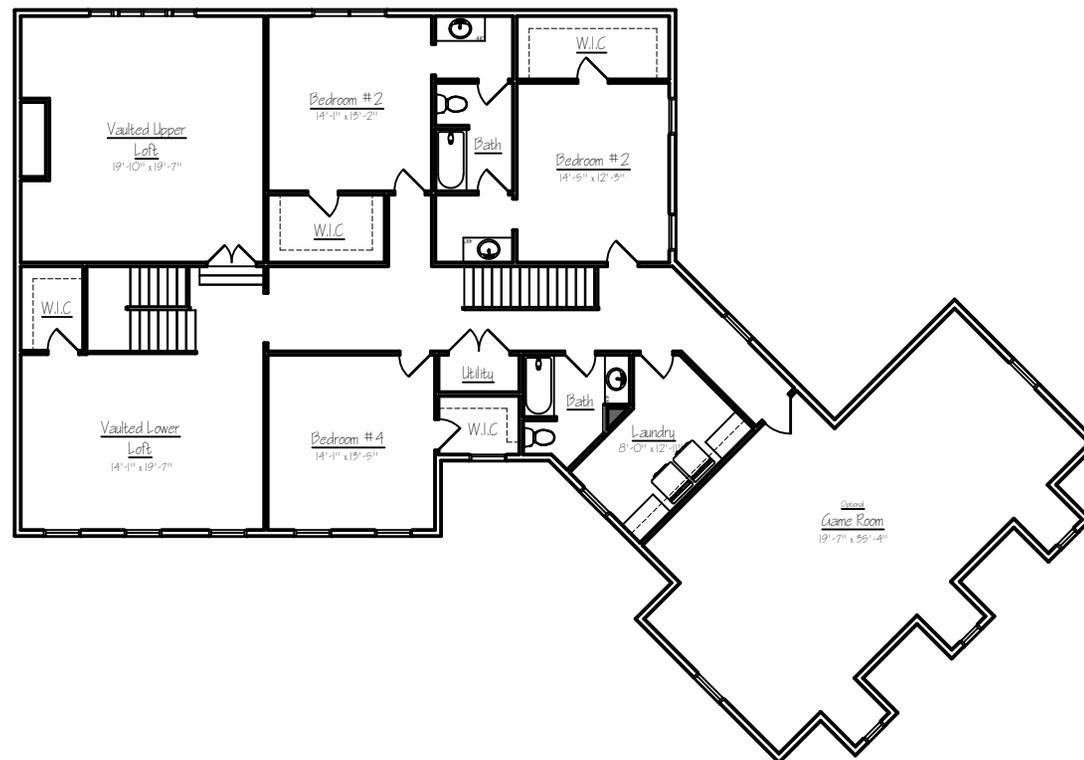
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*First floor plan*

*Sq. Ft.: 2906*

*Total Sq.Ft.: 6081*

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## **Prime Custom Builders**

350 S Main Street Suite 307

Doylestown,

PA 18901

215.343.3300

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127 Rose Lane, Chalfont PA 18914

## Richmond Standard Luxury Features

### **Community Benefits and Features**

- 11.18-acre lot
- Hatboro-Horsham School District
- Horsham Township
- Public Water
- Private Sewer

### **Spectacular Interiors**

- Nine-foot ceilings on first floor
- Luxurious master bedroom suite, including dual closets and lavish bathroom
- Warm and spacious family/great room with gas fireplace
- Elegant trim package includes 2 panel doors throughout, crown molding, shadow boxing & chair rail in dining room
- Dramatic two-story foyer
- Classic staircase with stained oak railing and painted balusters
- Finely crafted hardwood flooring in foyer, kitchen, breakfast room & powder room
- Wall to wall carpeting in an array of colors
- 2<sup>nd</sup> Floor Laundry

### **Gourmet Kitchens**

- Sunny breakfast area overlooking rear yard
- Sprawling kitchen displaying fine attention to detail in every aspect
- Granite countertops
- Pantry
- Gourmet General Electric appliances including energy saver dishwasher, cooktop, self-cleaning wall oven and built-in microwave
- Your choice of beautifully crafted raised panel cabinetry
- Trash can / recycling drawer
- Stainless steel sink

### **Lavish Bathrooms**

- Exquisitely detailed master bath with two vanities, stall shower soaking tub, tile floor, and private water closet
- Hall bath with ceramic tile floor
- Pedestal sink in powder room

### **Superior Construction & Energy Efficiency**

- Poured concrete foundation walls
- Insulated steel exterior doors with weather stripping and adjustable thresholds
- Full insulation with R-21 walls & R-49 ceilings
- Additional “Green” building features available

### **Exteriors Features**

- Your choice of a wide variety of low maintenance vinyl siding & shutters
- Seamless aluminum gutters and aluminum downspouts
- Aluminum wrapped soffits and fascia
- Fiberglass architectural style roof shingles with 30-year warranty
- Oversized three car side entry garage
- High efficiency windows with grilles & screens

### **Utilities and Conveniences**

- Dual-zoned, high efficiency air conditioning for maximum comfort and efficiency High efficiency gas heater
- 50-gallon quick recovery gas water heater
- 2<sup>nd</sup> floor Laundry Room with washer & dryer hook ups and dryer vent
- Pex Plumbing Water Lines

All information is deemed reliable but not guaranteed. Contents subject to errors and omissions.

In a continuing effort to improve our homes, Prime Custom Builders, LLC reserves the right to make changes and/or modifications to plans, elevations, specifications, features, colors and prices without prior notice. Last revision 10/23

# Richmond Model



- ◆ 4 Bedroom
- ◆ 3 Bathrooms
- ◆ 3.5 Bath
- ◆ 6,081 Sq Ft
- ◆ 3 Car Garage
- ◆ Loft
- ◆ Impressive Owner Suite
- ◆ Turn this home into your dream home!



First floor plan

127 Rose Lane, Chalfont (Horsham Twp) PA 18914

Offered at \$2,450,000



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