

presents

THE ESTATE AT DEER PATH



INFORMATION PACKAGE

SITE LOCATION:

1300 Eagle Road New Hope, PA
TMP: 47-7-11-1
16+ Acre Lot

BUILDER:

Worthington & Shagen Custom Builder, Inc.
1108 Wrightstown Road
Newtown, PA 18940
(215) 504-5500

Suggested Starting Package: \$3,995,000

SUMMARY:

Everything can be personalized to suit clients wants and desires. The interior design shall be limitless The exterior should maintain traditional in style. The design enclosed is a suggestion but can be altered however desired.

FEATURES AND AMENITIES:

- Over 7,500 square feet finished on all levels.
- Reproduction Manor Home is the suggested design.
- Exterior finishes: Reclaimed 6-8" antique fieldstone or other natural stone, clear vertical grain (beaded) clapboard siding, Polymer exterior trims for low maintenance, divided light windows, metal roof, 2"+ thick mahogany front entry door, antique style exterior plaster, operable shutters and custom made garage doors.
- Homesite: Tremendously Private 16+ Acre Lot on Deer Path Lane off Eagle Road. This particular site is surrounded by other multi-million dollar custom premiere homes.
- Kitchen can be created to every desire. Custom inset cabinetry, with all high end appliances and fixtures (Rohl or Perrin & Rowe sinks and faucets, Subzero, Wolf, appliances etc.) Countertops in main kitchen are a level 8+.
- 4 garage bays (2 car attached, and 2 car detached.)
- 5 bedrooms (1 Master, 4 additional) on main second floor and 1 en suite Bedroom on secondary second floor.
- Multi-purpose Media Room can be included as finished space.
- 5 full bathrooms (1 Master, 1 en suite, 1 Jack and Jill, 2 additional) 2 powder rooms on first floor.
- Full laundry room on first floor off of mudroom including utility sink, large countertop area, double dryer option and broom closet.
- Exterior Landscape features include formal gardens, blue stone walks, veranda and covered giant terrace.
- Rear Veranda to be constructed in Pennsylvania Bluestone, dais steps on side porch.
- Full basement including 9' walls with opportunity for finished walkout lower level.
- 4 Fireplaces. All have gas lines roughed in for easy installation of gas logs.
- Divided light windows.
- Character Grade 6-9" White Oak floors throughout first floor and all hallways.
- All chimneys are tremendously detailed with true masonry.
- Trim and finish package should be commemorated with past WSCB work (see website for details).
- Plumbing fixtures include Rohl or Perrin & Rowe faucets. All items are upper end selections.
- Custom master closet package with furniture type built in units.
- 600 AMP Electrical Service. Generous amount of recessed lights, switches, dimmers, phone and TV outlets.
- Structurally and thermally superior.