

# 4 Jana Court, Reading PA 19607 (Cumru Township)



First Floor Master | 9ft First Floor Ceilings  
Bedrooms: 5 | Bathrooms: 2.5 | Garage: 2 car |  
Total Living Area: 2934 sq. ft.

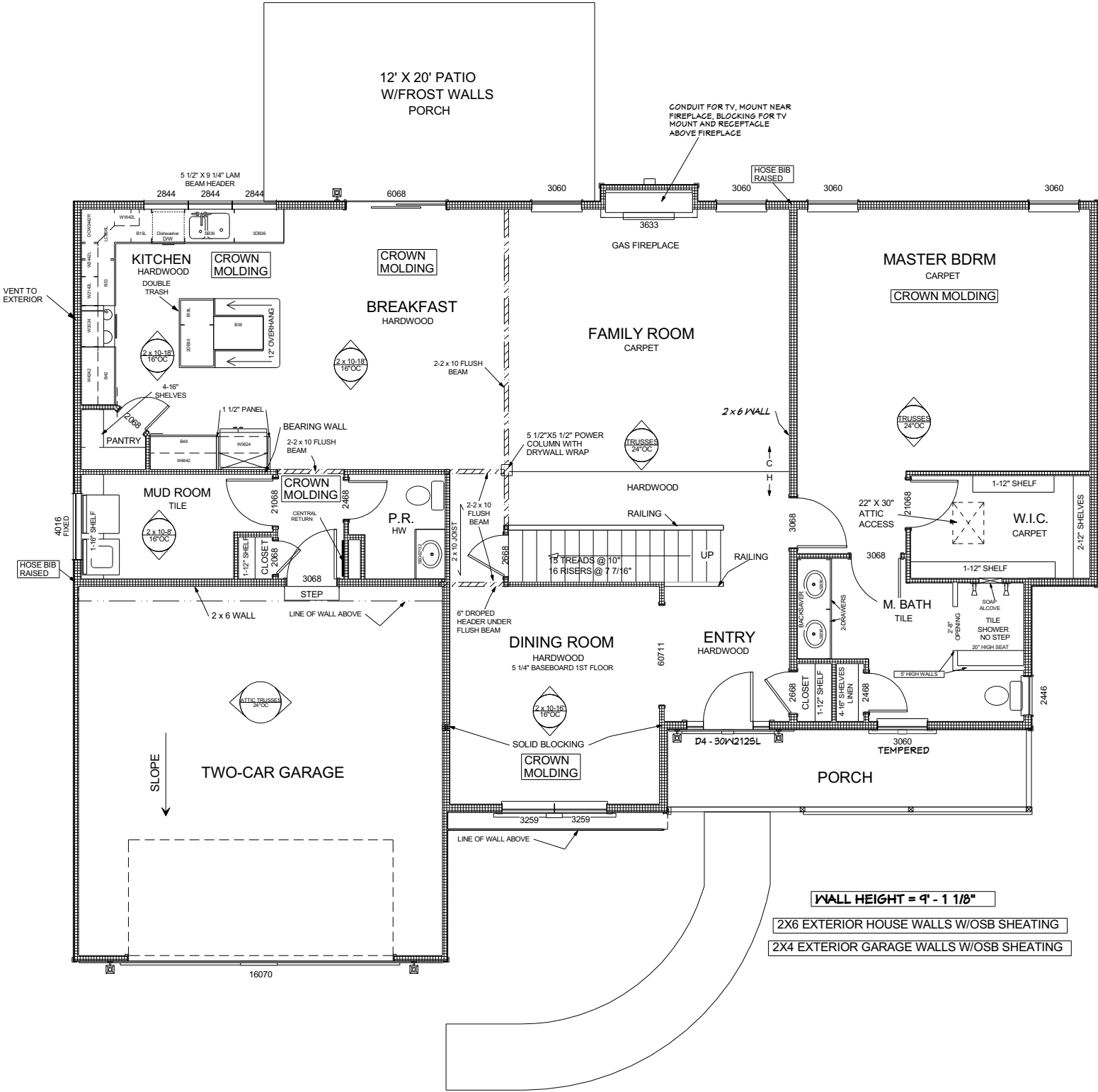


This home is located on a quiet cul-de-sac in the prestigious Ashley Run community in the Governor Mifflin School District. For more information please contact our sales team:

**RE/MAX of Reading**

Cynthia Oswald 610.670.2770 (office) | 610.413.4594 (cell-preferred) | COswald@GoBerksCounty.com  
Jim McHale 610.670.2770 (office) | 484.467.7120 (cell-preferred) | JMcHale@GoBerksCounty.com

**Greth Homes** SINCE 1973 <sup>SM</sup> \$450,000



12' X 20' PATIO  
W/FROST WALLS  
PORCH

CONDUIT FOR TV, MOUNT NEAR  
FIREPLACE, BLOCKING FOR TV  
MOUNT AND RECEPTACLE  
ABOVE FIREPLACE

KITCHEN  
HARDWOOD

BREAKFAST  
HARDWOOD

FAMILY ROOM  
CARPET

MASTER BDRM  
CARPET

MUD ROOM  
TILE

DINING ROOM  
HARDWOOD  
5 1/4" BASEBOARD 1ST FLOOR

ENTRY  
HARDWOOD

TWO-CAR GARAGE

PORCH  
TEMPERED

W.I.C.  
CARPET

M. BATH  
TILE

WALL HEIGHT = 9' - 1 1/8"

2X6 EXTERIOR HOUSE WALLS W/OSB SHEATHING

2X4 EXTERIOR GARAGE WALLS W/OSB SHEATHING

VENT TO  
EXTERIOR

HOSE BIB  
RAISED

HOSE BIB  
RAISED

SLOPE  
↓

ATTIC TRUSSES  
24" OC

TRUSSES  
24" OC

TRUSSES  
24" OC

ATTIC TRUSSES  
24" OC

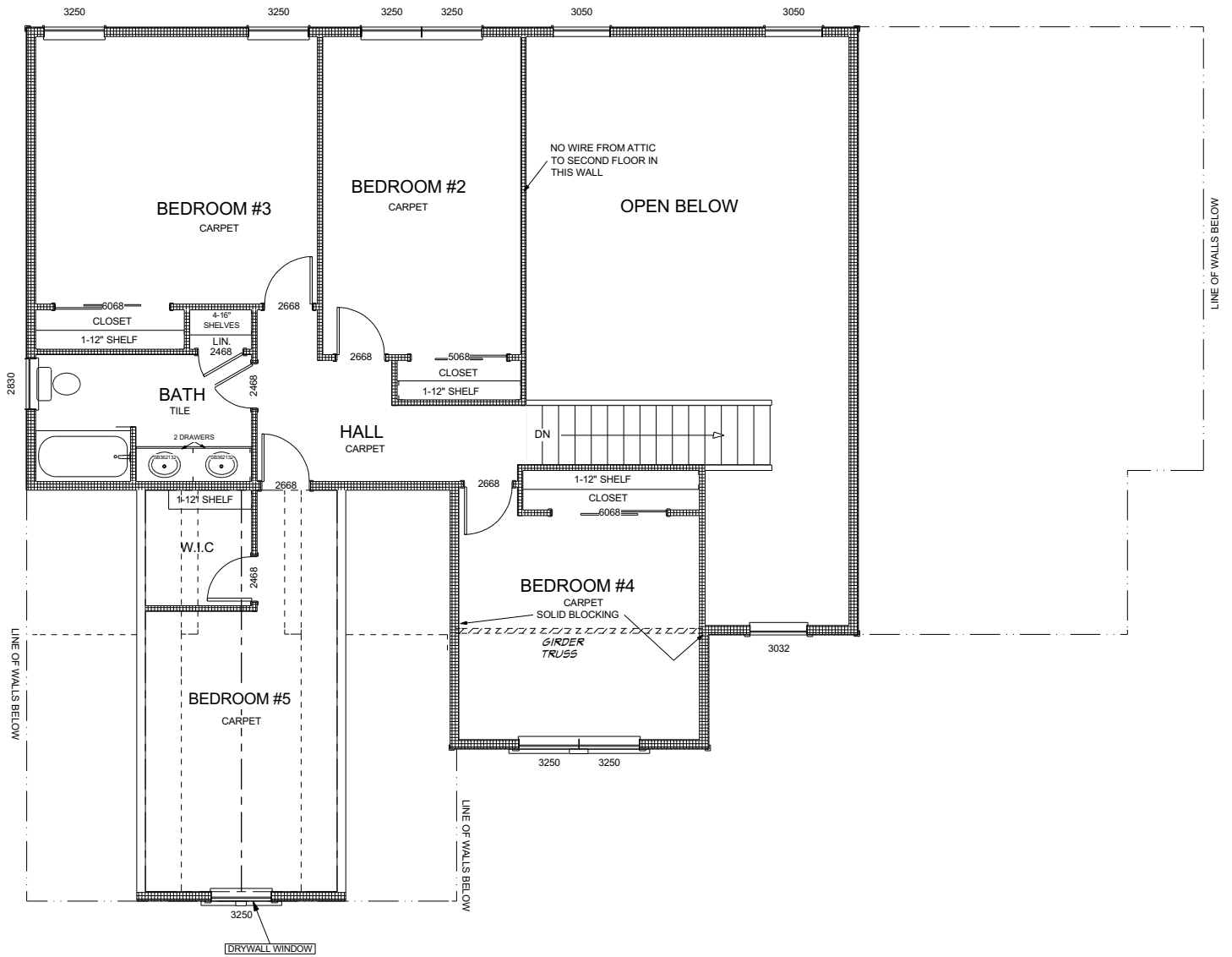
ATTIC TRUSSES  
24" OC

2446

2446

2446

2446





Buyer(s) Name: Greth Homes Model Home Community: Ashley Run

Property Address: 4 Jana Court

Style of Home: Oxford II Date: **4/5/18**

BUILDER CODE	PLANNED OPTIONS
<b>STRUCTURAL OPTIONS</b>	
13669	Add 4ft to the master bedroom and WIC width
13667	Credit Vault in Master bedroom
13351	Rearrange kitchen moving sink to rear wall
13389	Add 2ft to width of front entry garage, Laundry, Kitchen (Both floors)
	Front Entry Garage
13352	Add 2ft to the master bedroom, lining up the master bedroom wall with the family room wall
	Shift the walk in closet over 2ft into the bedroom, to allow the master bathroom to get 2 ft larger
13348	9' ceiling throughout first floor of home except Family Room and Entry way. (Includes 42" high kitchen wall cabinets, 5 1/4" high baseboard, 6' high windows throughout most of the first floor, transom over front door, pendant light fixtures in kitchen & wood panel at refrigerator with the cabinet above pulled forward
13350	Add 2 ft to kitchen, lining up the kitchen wall with the Family room wall. This price doesnt include the 2ft to the Kitchen width, but is based on the Kitchen wall already lining up with the Laundry Room wall (Both floors) from quote #13349
13349	Add 2ft to Kitchen side of home, lining up the kitchen and Laundry Room walls (Both floors) (Includes 4lf of base/wall/granite)
	Finish bedroom #5 complete with closet per IFC prints
<b>INTERIOR OPTIONS</b>	
13668	Add crown moulding in master bedroom
13540	Custom trim around fireplace per attached picture (Does not include shiplap or raised hearth)
	Interior door style to be Avalon (3 panel textured)
	Conduit for TV mount near fireplace wall, install TV mount for customer, includes receptacle above fireplace.

13357	Custom Paint Package Includes first floor and second floor hall walls to be painted SW7653 Silverpointe (Matte), trim to be One Coat White (Semi-gloss) and ceiling to be One Coat White (Flat). All bedrooms to have One Coat White walls (Matte), One Coat White trim (semi-gloss) and One Coat White ceiling (Flat)
<b>DOORS AND TRIM OPTIONS</b>	
13415	Crown molding in kitchen, breakfast area and hallway to dining room and garage
13359	Crown moulding in dining room
	Interior doors as wide as possible (Up to 3' wide)
<b>EXTERIOR OPTIONS</b>	
13555	Vinyl Siding on dining room wall first and second floor
13554	3ft high stone band under front porch and on dining room wall return. This is priced in lieu of standard masonry under porch
13551	Vertical siding in both reverse gables with thick trim piece separating vertical siding and horizontal siding
13550	All Siding corner posts to be standard width in White
	Carriage style garage doors with the Stockton grid pattern
	Thick window wrap in lieu of shutters
13356	12 x 20 patio with frost walls and concrete slab
<b>WINDOW OPTIONS</b>	
13549	(3) 2844 windows in kitchen in lieu of standard
<b>ELECTRICAL OPTIONS</b>	
	(1) Upgraded powder bathroom recessed light/exhaust fans in lieu of standard
13557	Seagull ambiance under cabinet lighting in kitchen includes (1) dimmer switch
	Add (4) recessed lights in master bedroom with dimmer in lieu of standard fixture. (Ceiling fan rough in to remain)
	Switched receptacle in family room
	Add (5) Recessed lights in Family Room with (1) dimmer switch and (1) standard switch
	Add (4) Recessed lights in Kitchen with (1) dimmer switch and (1) standard switch
	Add (1) recessed light in lower walk way in lieu of close to ceiling light. Switches remain the same.
	(1) Recessed light in garage hall in lieu of close to ceiling light, switches remain the same
	(2) Recessed lights in lieu of close to ceiling light in laundry room
	(2) Recessed lights in upper hall in lieu of standard close to ceiling light. No change to switches

	Add (1) Recessed fan light in master bathroom in lieu of standard fan/light combo. Includes (1) dimmer switch and (1) standard switch
<b>PLUMBING/BATH OPTIONS</b>	
	Master bathroom sinks to be wave bowl in lieu of standard bowl shape
	Powder bathroom sink to be wave bowl in lieu of standard bowl shape
	Main bathroom sinks to be wave bowl in lieu of standard bowl shape
13535	Master bathroom cabinetry to be 6' wide, adjusting interior wall into master bedroom
	Rough-in for powder room under concrete in basement
	5x4 Tile shower in master bathroom with dual heads and controls, recessed shower light, alcove and framed seat, no step into shower. Includes Epoxy grout with 5ft walls and no door
13418	Painted cabinetry in powder bathroom
<b>KITCHEN OPTIONS</b>	
	Kitchen crown to be large cove crown #1524
13532	Microwave above range in Kitchen (Vented to exterior)
13417	Painted cabinetry in kitchen
	Upgrade appliances to Stainless
	Double trash can pull out in Kitchen
13361	Add light rail to kitchen cabinets, #B13 light rail
13353	Rearrange Kitchen
	Quartz Countertop in Kitchen (Includes Eclipse stainless steel undermount sink, choice of 15 kitchen faucets, tile backsplash)
<b>FLOORING OPTIONS</b>	
	Master bathroom tile
	Hardwood in Foyer
	Hardwood in Kitchen and Breakfast area
	Hardwood in Powder Bathroom
	Tile in Laundry Room
	Tile in Main Bathroom
	Hardwood in Dining Room
13392	Hardwood walkway from foyer to kitchen