

# *The Braccía Model*



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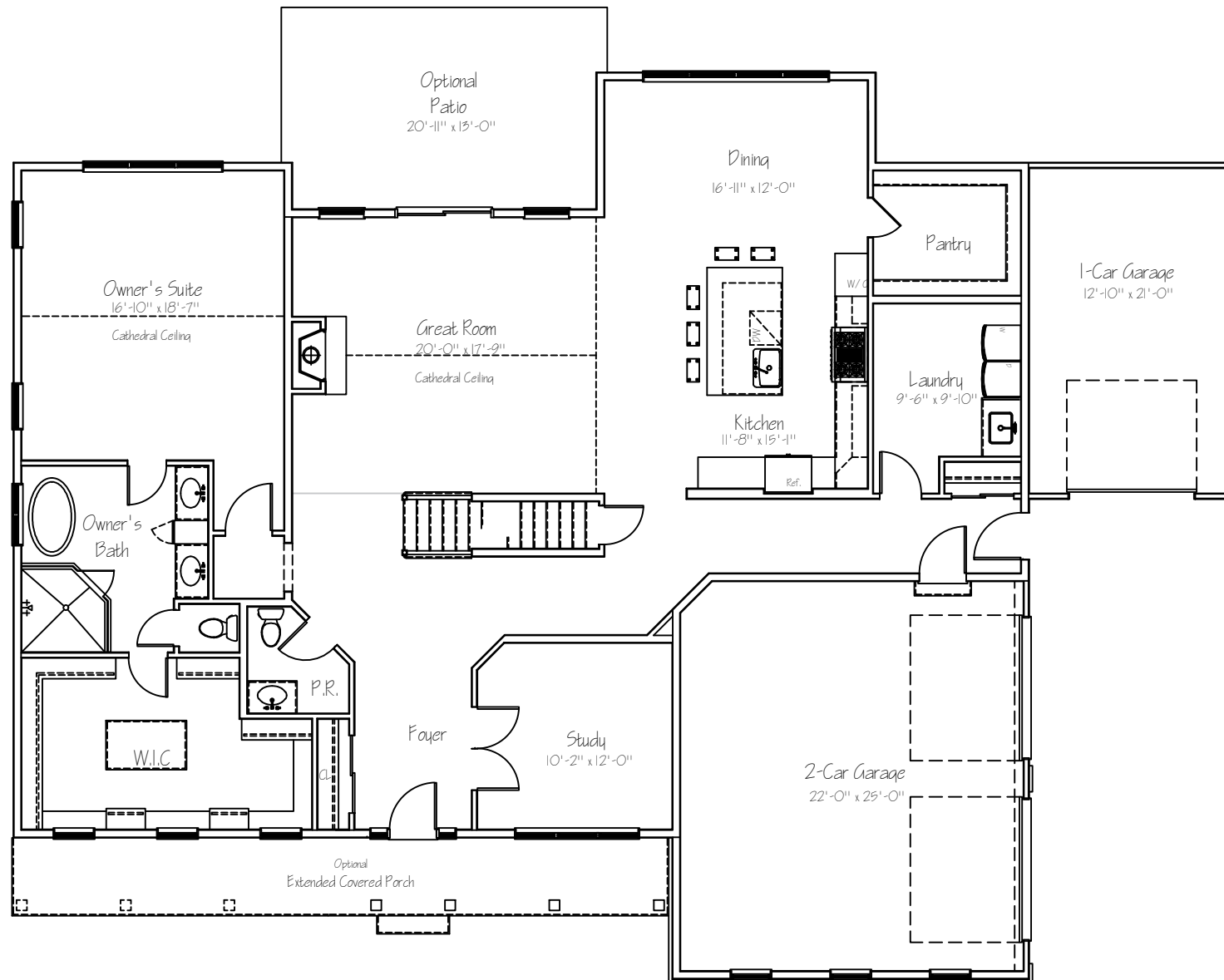
*Shown with optional Modern Farmhouse facade, full porch, additional stone work, optional 3-car garage, roof dormers, and Landscape package.*



(215) 343-3300



# The Braccia Model



## First floor plan

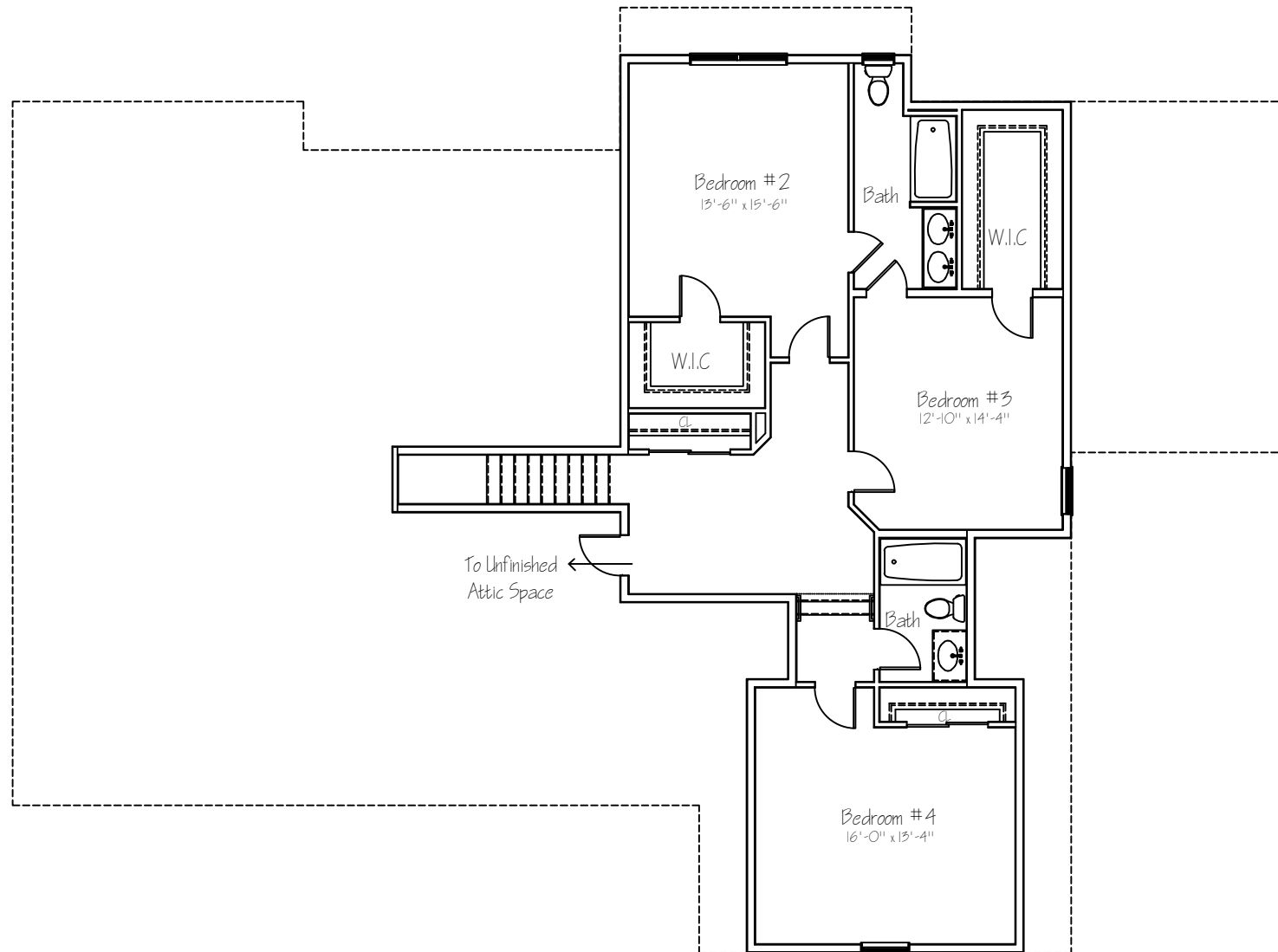
Sq. Ft.: 2507

Total Sq. Ft.: 3738

Opt. 3-Car Garage

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. 12/24

# The Braccia Model



## *Second floor plan*

*Sq. Ft.: 1231*

*Total Sq. Ft.: 3738*

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12 CENTER ROAD  
ERWINNA, PA 18920  
(TINICUM TWP)



10.45 ACRES

CENTER RD

HEADQUARTERS RD



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# The Braccia Model - Standard Luxury Features

## 12 Center Road, (Tinicum Twp) Erwinna, PA 18920

### **Community Benefits and Features**

- Palisades School District
- Tinicum Township
- Private Water
- Private Sewer
- 10.45 acre homesite

### **Spectacular Interiors**

- Nine foot ceilings on first floor
- Luxurious master bedroom suite, including spacious walk in closet and lavish bath
- Warm and spacious family room with gas fireplace
- Elegant trim package, 2 panel doors throughout, crown molding & chair rail in dining room
- Dramatic cathedral ceilings in the family room and primary bedroom
- Classic staircase with stained oak main stairs with stained railing and painted balusters
- Finely crafted oak hardwood flooring throughout first floor
- Wall to wall carpeting in an array of colors
- 1<sup>st</sup> floor laundry room

### **Gourmet Kitchens**

- Adjoining dining area overlooking rear yard
- Sprawling kitchen displaying fine attention to detail in every aspect
- Granite counter tops
- Oversized pantry
- Gourmet GE appliances including energy saver dishwasher, self-cleaning built-in wall oven, built-in microwave, cooktop
- Your choice of beautifully crafted raised-panel, maple cabinetry topped with crown molding
- Trash can / recycling drawer
- Stainless steel sink

### **Lavish Bathrooms**

- Exquisitely detailed master bath with double vanity, soaking tub & separate stall shower
- Hall bath to have ceramic tile floor
- Pedestal sink in powder room

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

- Poured concrete foundation walls
- Insulated exterior doors with weather stripping and adjustable thresholds
- Full insulation with R-20 walls & R-49 ceilings
- Additional "Green" building features available

### **Exteriors Features**

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

### **Utilities and Conveniences**

- High efficiency air conditioning for maximum comfort and efficiency
- High efficiency gas heater
- 50 gallon quick recovery water heater
- Laundry room with washer & dryer hook ups and dryer vent
- Utility sink in laundry room
- Pex plumbing water lines

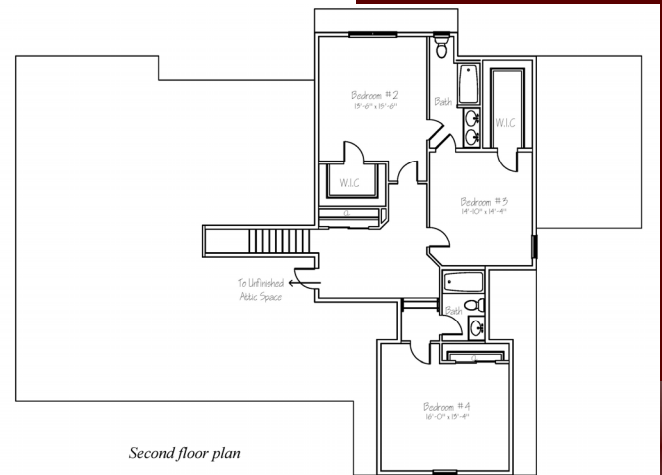
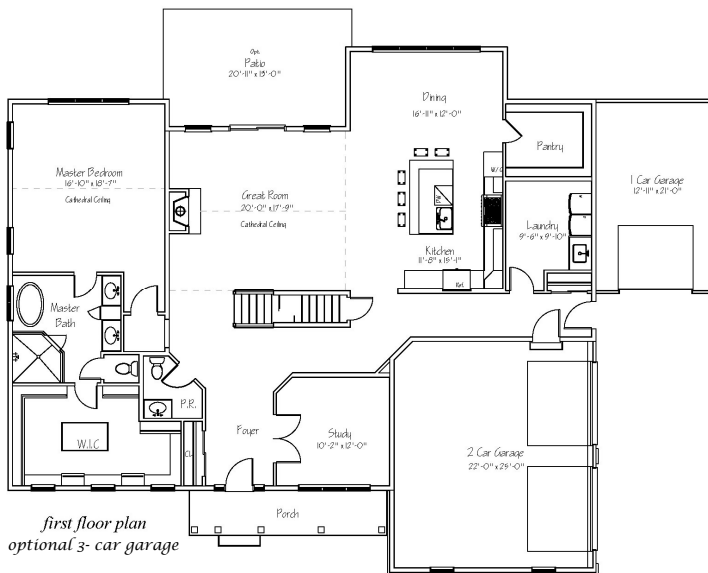
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In a continuing effort to improve our homes, Prime Custom Builders, LLC reserves the right to make changes and/or modifications to plans, elevations, specifications, features, colors and prices without prior notice. Last revision 3/25

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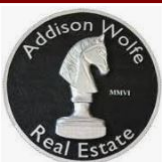


- ◆ 4 Bedrooms
- ◆ 3.5 Bathrooms
- ◆ 3,858 Square Feet
- ◆ 3- Car Garage
- ◆ Impressive First Floor Owner Suite
- ◆ Turn this home into your dream home!



12 Center Road, Erwinna (Tinicum Twp) PA 18920

Proudly Offered at \$1,995,000



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