

Chadwick Place



Floor Plan Portfolio

An Inviting Community
of Elegant Townhomes in a
Convenient Country Setting



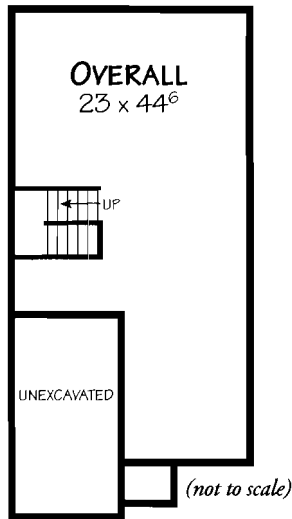
BUILT BY DENNIS NOLEN DEVELOPMENT
MARKETED BY S. PAONE REALTY
(215) 542-1770

DECORATED MODELS OPEN DAILY 12 - 5
SALES CENTER PHONE: (610) 489-5140

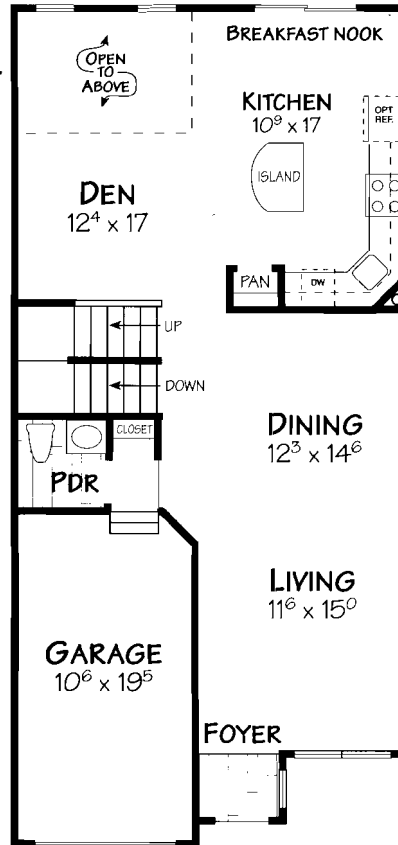
Located on Germantown Pike, Worcester Township,
Montgomery County, one mile west of Route 363.

The Pressler

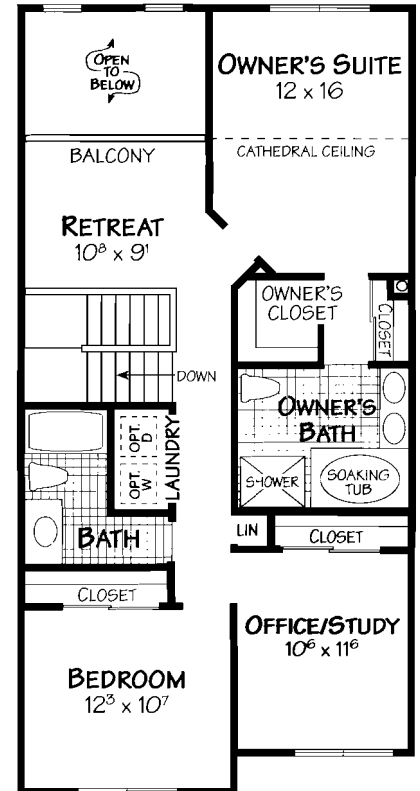
The elegant Pressler features a large island kitchen and two story den, providing ample room for entertaining. The second floor offers a spacious owner's suite with a balcony sitting area.



Basement



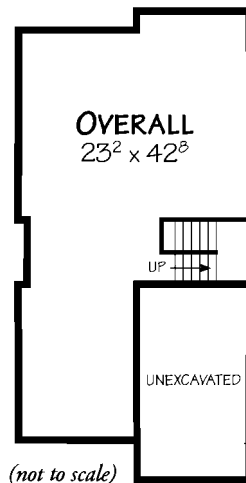
First Floor



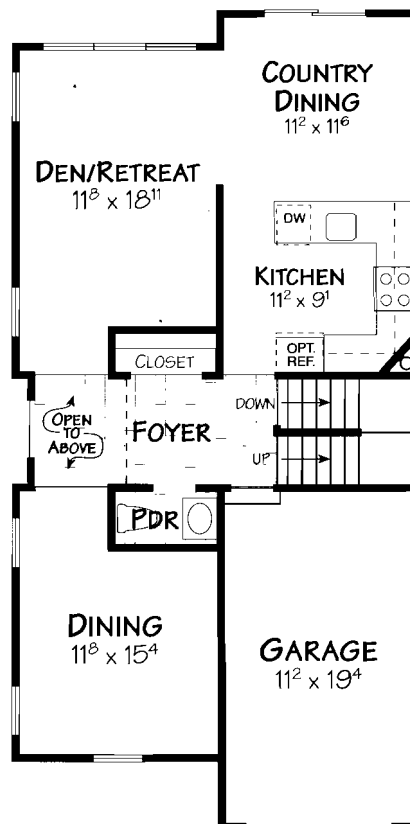
Second Floor

The Sutcliffe

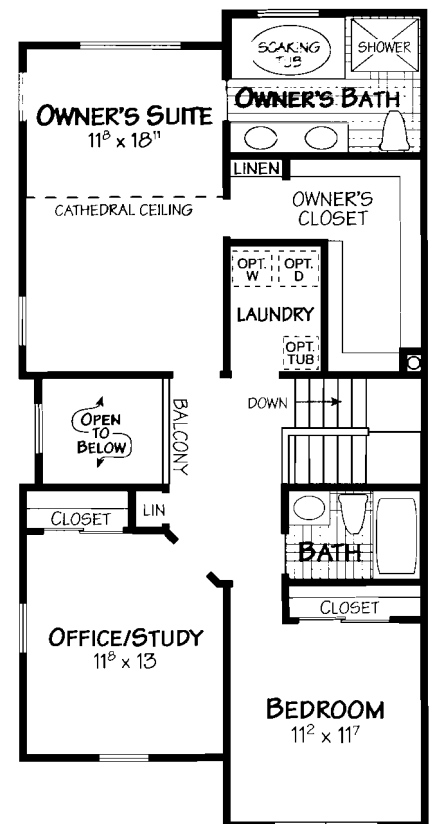
The spacious Sutcliffe, our center hall unit, greets you with an impressive two-story foyer and features a comfortable country kitchen for informal dining. Upstairs, you'll find an oversized laundry and a luxurious owner's suite with a cathedral ceiling and supersized owner's closet.



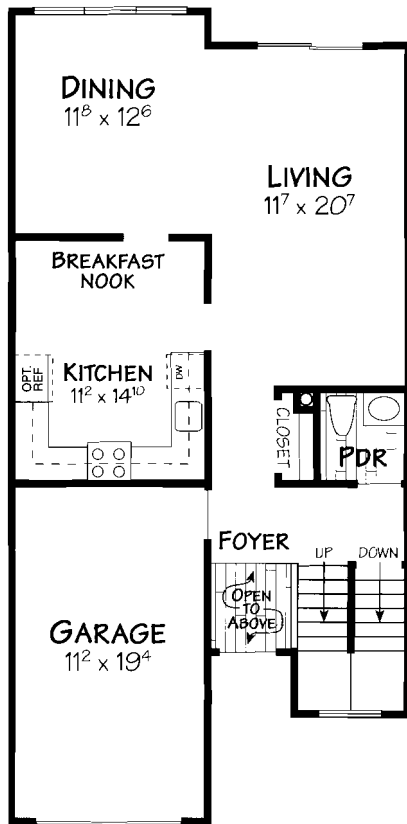
Basement



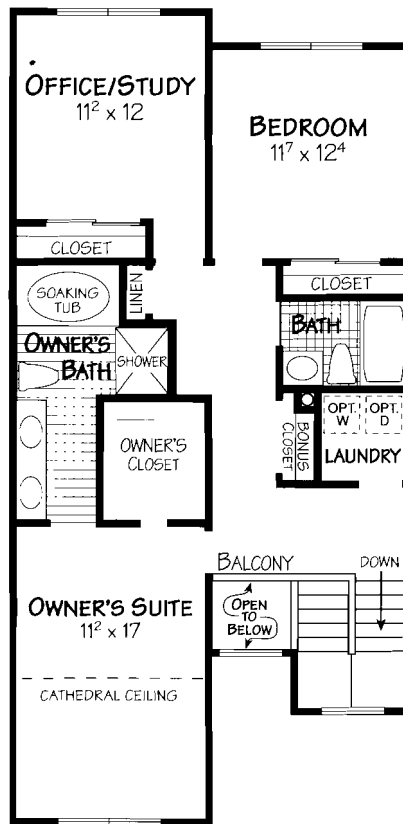
First Floor



Second Floor



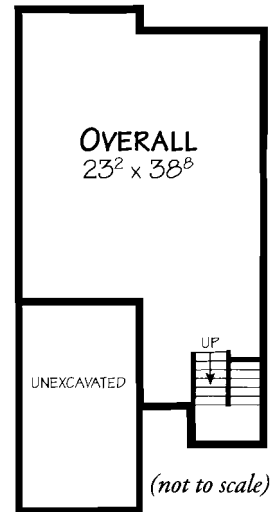
First Floor



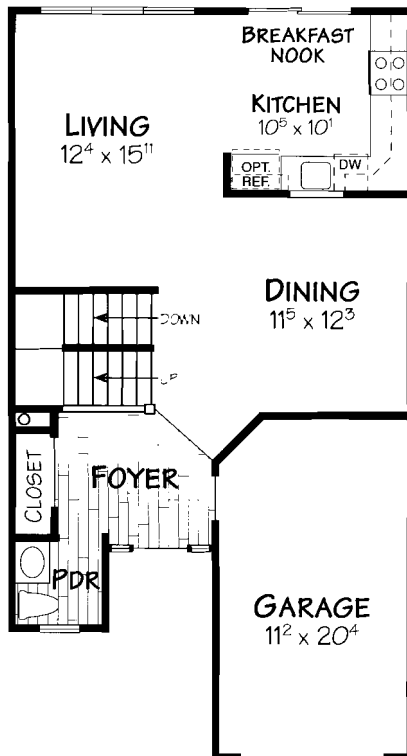
Second Floor

The Milford

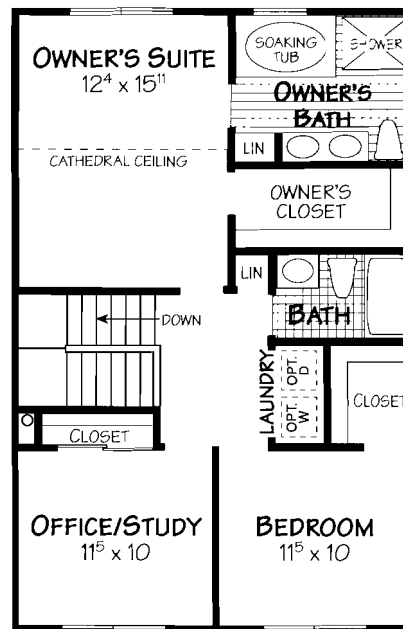
The Milford welcomes you with an unusual front staircase, a two-story foyer with balcony and a large eat-in kitchen. The second floor offers comfort and versatility, with its roomy owner's suite and a bonus closet for extra storage.



Basement



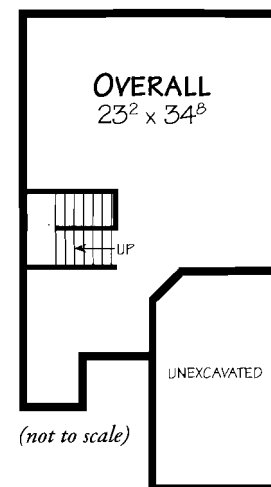
First Floor



Second Floor

The Brookhurst

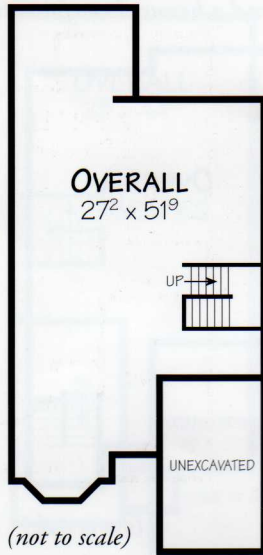
This versatile model is compact and efficient, yet has a spacious feel - especially the owner's suite, which includes a cathedral ceiling and huge walk-in closet.



Basement

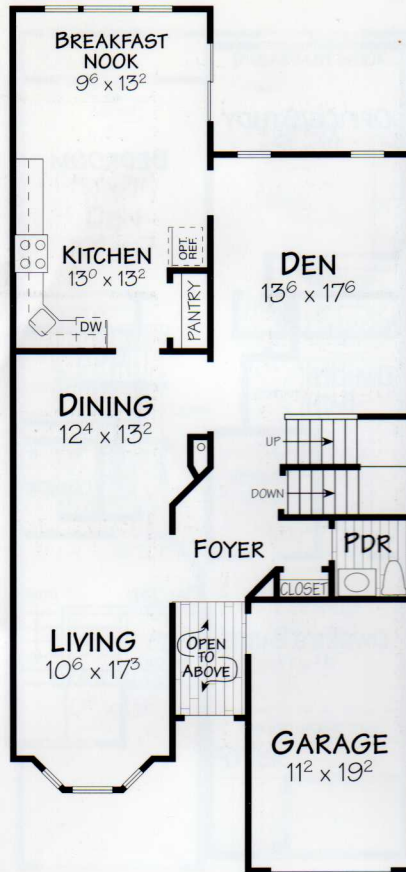
The Chatham

The Chatham, our largest model, features a two story foyer, generous breakfast nook and a large first floor den. The second floor boasts a spacious owner's suite with its own retreat and an extra room for use as an office or study.

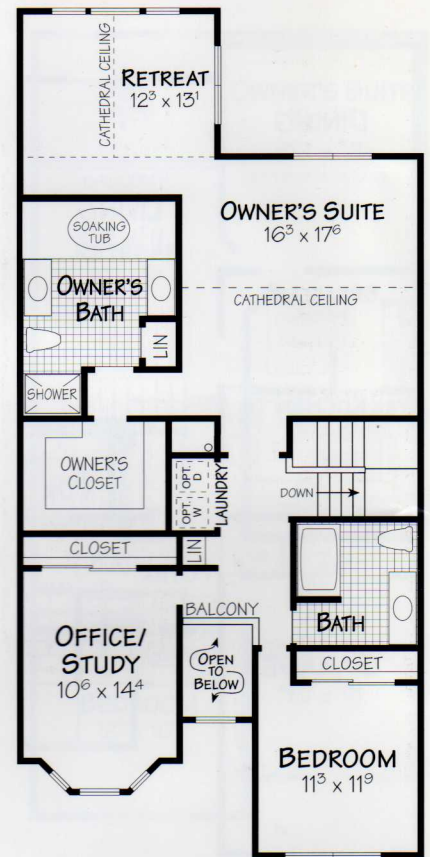


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Basement



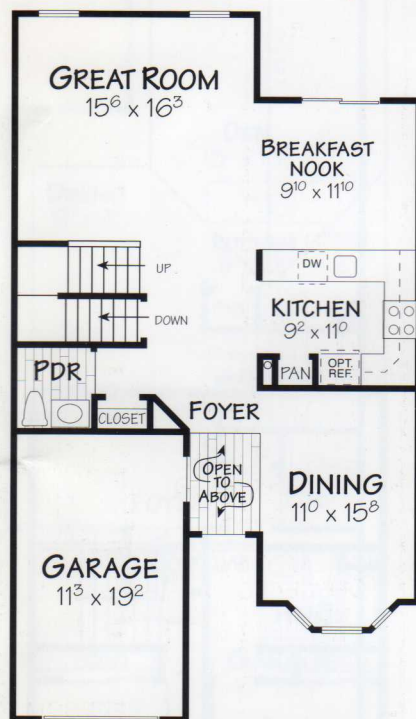
First Floor



Second Floor



Chadwick Place



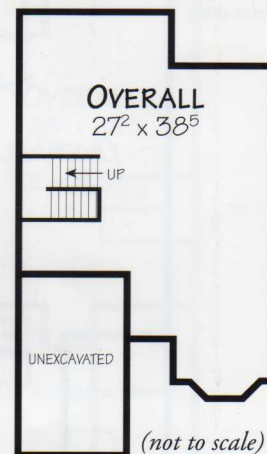
First Floor



Second Floor

The Andrew

The informal layout of the Andrew invites you in with a two story foyer, a roomy great room and a rich owner's suite complete with soaking tub and cathedral ceiling.



Basement

Dennis Nolen is a fourth generation builder. His father, grandfather and great grandfather were all builders in the Philadelphia area - and so are his two brothers. There was never much question about what Dennis would do for a living - building is in his blood.

Dennis graduated from Villanova in 1975 with a degree in Civil Engineering, and as a registered Professional Engineer he brought new expertise and energy to the family enterprise, permitting greater diversity of activity and more intimate supervision of each project. With the Nolen Companies, Dennis participated in the development of over 1,500 homes in the Philadelphia suburbs, particularly in Montgomery County.

At Chadwick Place, Dennis is continuing the proud tradition his family began over one hundred years ago - offering quality, value and imagination in the design and construction of the homes - and honesty, integrity and personal service in his dealings with all who are involved in the building process, particularly his clients. You will enjoy working with his team.



The Builder

"I love this business ... getting out onto the site, turning the dirt over and watching the houses coming out of the earth."

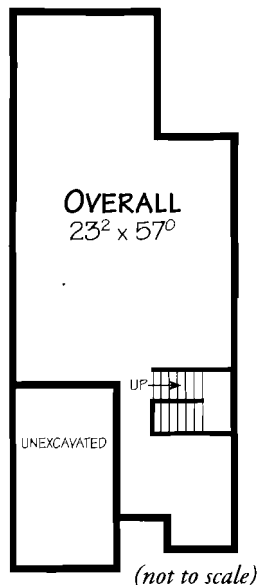
Dennis Nolen



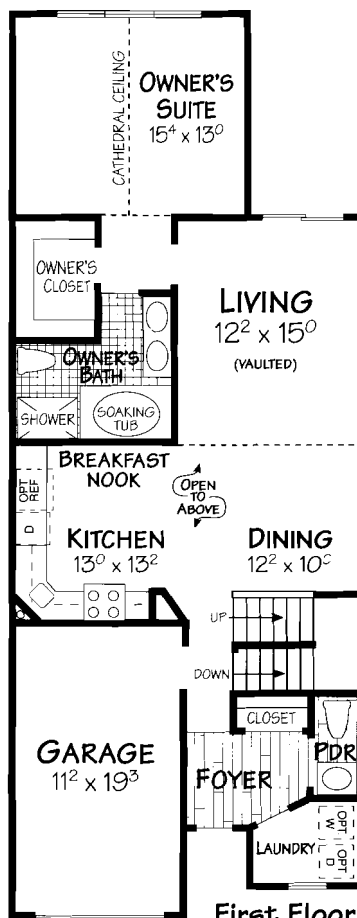
Continuing the Tradition ...

The Tremont

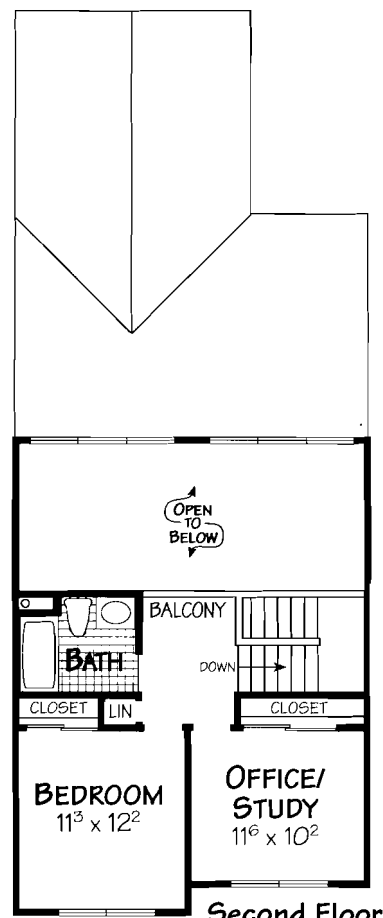
A first floor owner's suite and laundry room offer the convenience of one story living. A living room vaulted ceiling and two story kitchen/dining room with balcony overlook add drama to the Tremont.



Basement



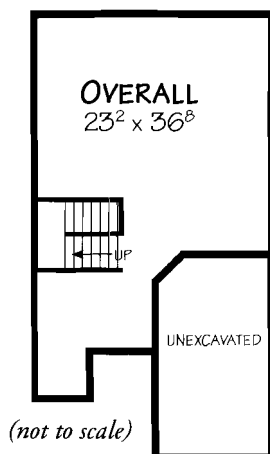
First Floor



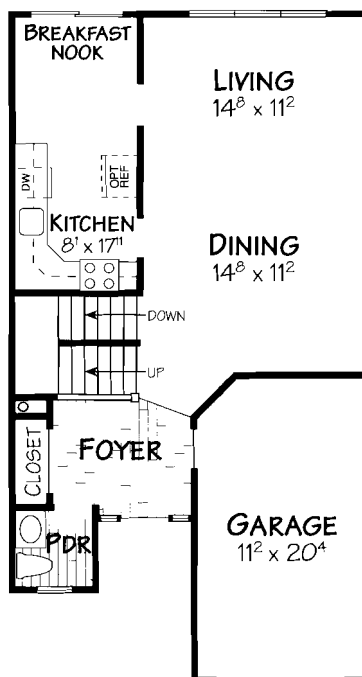
Second Floor

The Cresson

The Cresson is rich and cozy with its traditional kitchen, combined living/dining space and owner's suite and exercise or sitting nook complete with cathedral ceiling.



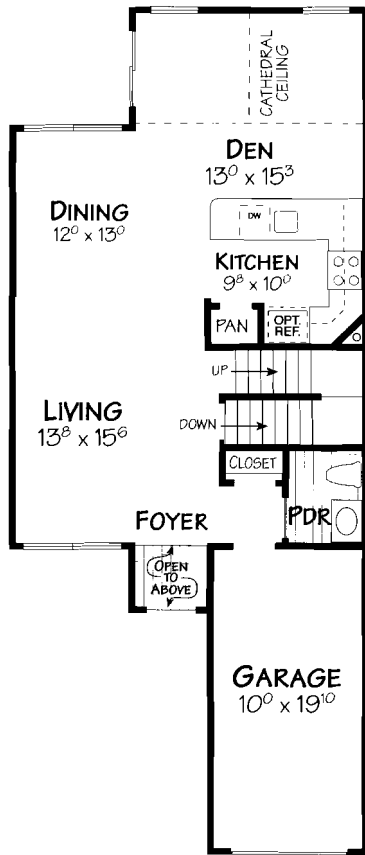
Basement



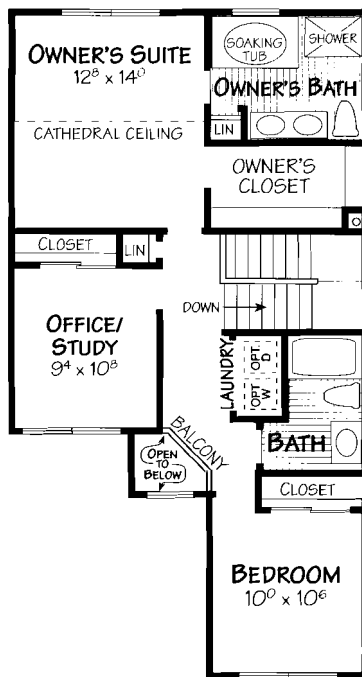
First Floor



Second Floor



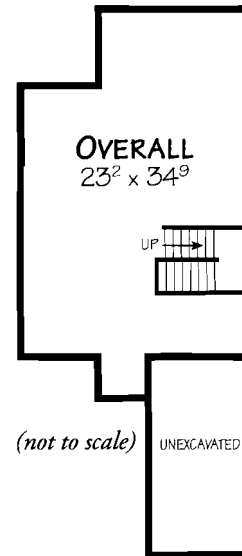
First Floor



Second Floor

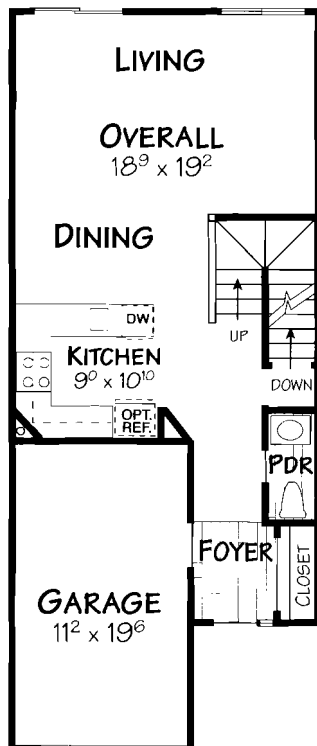
The Denby

An open and flowing informal living space makes the Denby a comfortable choice. A dramatic cathedral ceiling completes the den and a balcony overlooks the foyer.

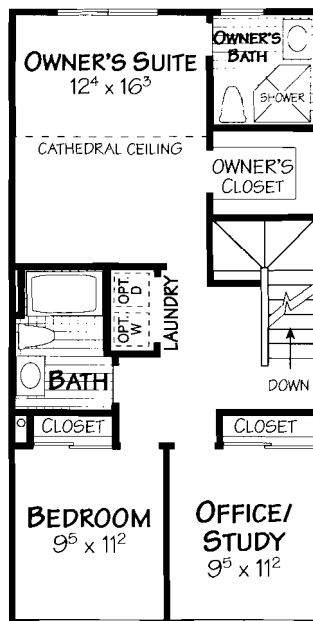


(not to scale)

Basement



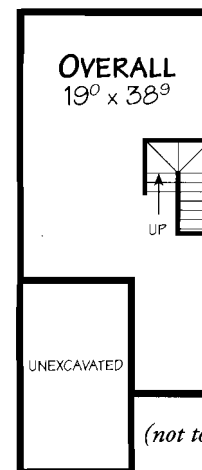
First Floor



Second Floor

The Latham

The Latham welcomes you with a compact, efficient living space and a stylish owner's suite with cathedral ceiling.



(not to scale)

Basement

Standard Features

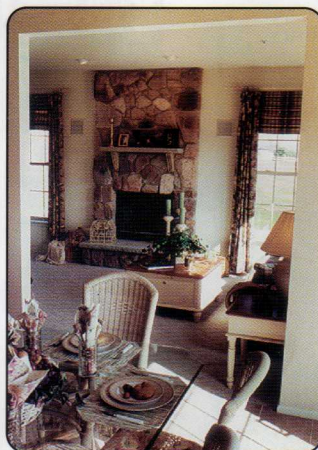
Every Chadwick Place home includes three bedrooms, two bathrooms plus a powder room, a one car garage, concrete basement; 9' first floor ceilings, owner's suite cathedral ceiling, gas fireplace and wood patio deck.

Superior Construction and Energy Efficiency

- Full poured concrete foundation walls
- Underslab drainage system to sump crock
- 2" x 4" lumber wall members
- Engineered floor system with 3/4" thick tongue and groove subflooring, glued and nailed
- Quality *Certainteed* products:
 - Slate gray 25 year fiberglass shingles
 - Almond vinyl insulated 6' sliding patio door
 - Almond vinyl single hung insulated windows
- Raised panel burgundy vinyl shutters
- Six panel burgundy insulated steel front door
- Ridge vent ventilation system
- Prestigious stone veneer
- Durable 2 coat low maintenance stipple finish cement stucco
- Seamless rust proof aluminum gutters and downspouts
- 200 amp electric service, dryer outlet, and door chime
- 2 cable outlets and 2 phone outlets
- 50 gallon quick recovery gas hot water heater
- Copper water lines
- *Carrier* gas forced air heat with central air conditioning
- R-16 composite value insulation in walls
- R-30 blown in ceilings
- R-30 in floor overhangs
- R-30 batts in vaulted ceilings
- R-11 basement band and friction fit in party walls (extra quieting 3 1/2" insulation on each side of party walls)
- 1/2" gypsum drywall screwed, glued and nailed throughout house, water resistant green board in tub/shower areas
- Radon mitigation stack installed as a precaution (final hook-up, if required, is responsibility of homeowner)

Exterior Highlights

- Community Association Fee includes lawn maintenance, common area snow removal, trash removal, street lighting and street maintenance
- Community recreation area and walking trail
- Concrete walk from front door to driveway
- Two car wide driveway with two coats of asphalt
- One car garage with steel raised panel overhead door
- Rust proof aluminum soffit and fascia trim
- Front and rear electrical outlets and hose bibbs
- Polished brass exterior wall lanterns
- Low maintenance stone and stucco exteriors
- Stucco banding and keystone accents
- 10' x 10' wood deck
- Shrubbery package
- Public water and sewer



Exciting Interior Features

- 9' first floor ceilings
- Cathedral ceiling in owner's suite
- Vent-free gas fireplace with slate hearth and surround in a variety of locations
- Six panel masonite doors with 3 hinges, six panel masonite sliding closet doors
- *Closetmaid* vinyl-coated, ventilated metal shelving
- *Duron* flat "Princeton White" on walls and *Duron* enamel on trim
- *Minwax* stained oak hardwood handrails on mainstair with two coats polyurethane
- *Kwikset* Tylo interior locksets and Titan pitcher handle on front door with brass kickplate
- *Bruce* oak hardwood flooring with urethane finish in foyer and powder room
- Saxony wall to wall carpet in a variety of colors
 - *Timberlake* vanity cabinets and cultured marble tops in baths
 - Laundry hook-ups with safety overflow floor pan
 - Lifesaving fire sprinklers and smoke detectors throughout house

Well Equipped Kitchens

- *Whirlpool* dish washer, gas oven/range and rangemate microwave
- *Timberlake* cabinets and laminate countertops
- Stainless steel kitchen sink with *Moen* single lever faucet
- *Insinkerator* garbage disposal
- *Armstrong* no-wax vinyl flooring

Bathroom Appointments

- *Jacuzzi* platform soaking tub and separate glass enclosed shower in owner's bath
- *Moen* single lever faucets
- Porcelain coated steel tub in hall bath with shower
- Medicine cabinet, mirror, toilet tissue holder and towel bar in each bath
- 4" x 4" ceramic tile on floors and wall in all baths

An extensive array of options are available to tailor your home to your lifestyle. Please feel free to ask for custom changes to make your home suit your needs - customizing is our speciality (such as moving or deleting walls). Some of our option ideas include attic lofts, fourth bedrooms, skylights, sun rooms, finished basements, walkout basements and two car garages. In addition, any model can be converted to an end unit. Please ask your Sales Consultant about our No Charge Designer Consultations.

Chadwick Place

SPECIFICATIONS SUBJECT TO CHANGE WITHOUT NOTICE.

