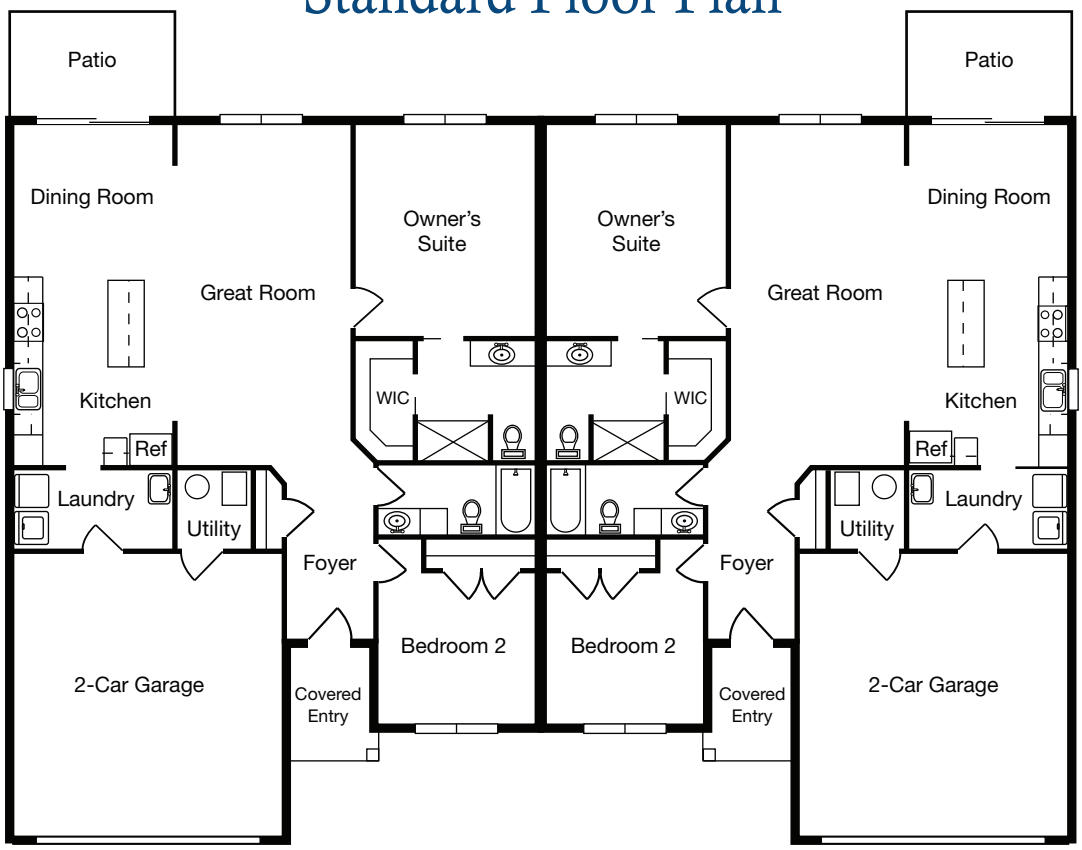
Barrington Reserves

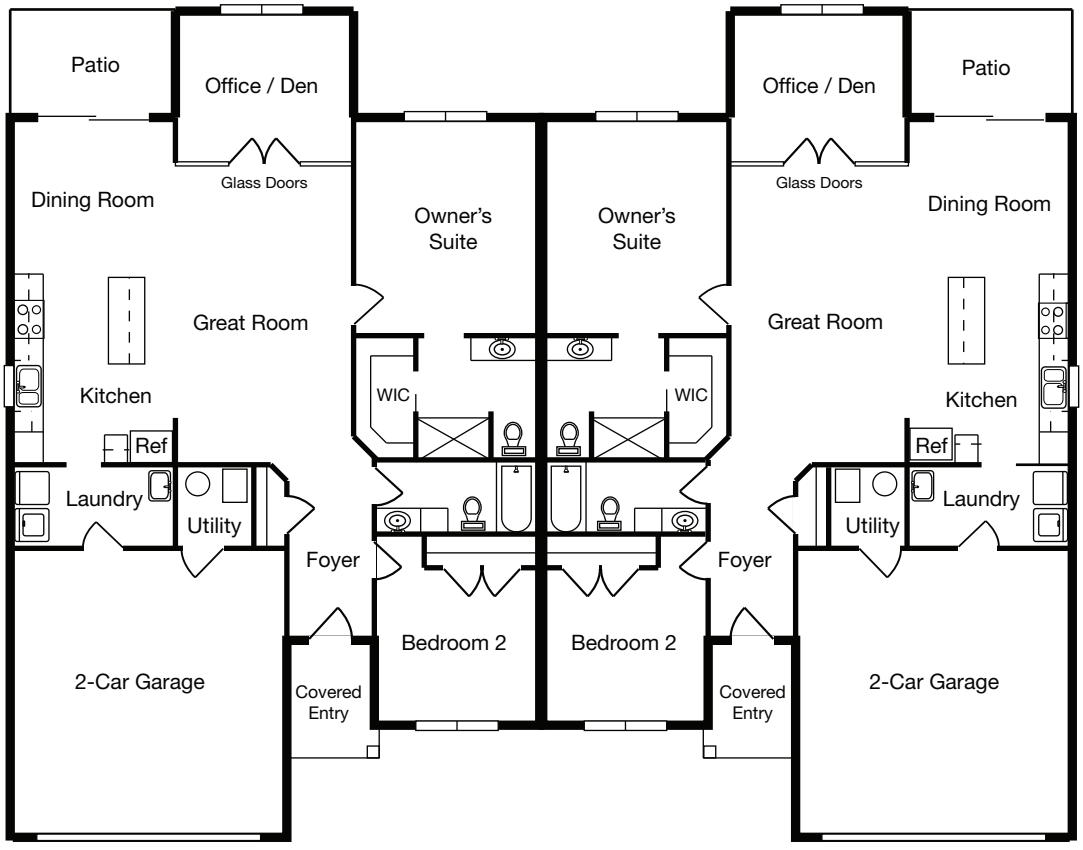
Howard Hanna
Real Estate Services

New Construction Offering Low-Maintenance, Single-Level Living in Monaca

Standard Floor Plan



Optional Floor Plan With Office/Den



Features & Benefits of Barrington Reserves

Interior

- 9-foot ceiling heights
- Andersen high-efficiency low-E windows
- Designer lighting, including LED recessed lighting
- Solid hardwood interior trim
- Solid core interior doors with wider entries at bath & bedroom
- Lever door hardware
- High-grade carpet with premium cushion in bedrooms
- Hard-surface flooring in great room, kitchen, dining room, laundry, den/office & mudroom
- Laundry sink and cabinet with hanging rod over washer

Kitchen

- All-wood cabinets with soft-close hinges, soft-close drawers & crown molding
- Soft-close pocket doors
- Solid surface countertops
- Large island
- Pantry cabinet with roll-out shelves
- Stainless steel appliance package: gas or electric range, microwave, dishwasher, refrigerator
- 3/4-horsepower disposal
- Pull-out high-neck faucet
- Undermount stainless steel sink

Owner's Suite

- Walk-in closet
- Custom tiled shower with low entry point and custom soap niche
- Custom shower door with heavy 3/8-inch glass
- Auto-temp handheld shower faucet
- Custom vanity cabinet
- Elongated comfort-height commode with soft-close seat
- Porcelain tile flooring in bath with customizable heat-control thermostat

Hall Bath

- Porcelain tile surround with custom niche
- Handheld tub/shower valve
- Curved shower rod
- Custom vanity with solid surface counter
- Elongated comfort-height commode with soft-close seat
- Porcelain tile flooring with customizable heat-control thermostat

Exterior

- Concrete patio
- Concrete driveway
- Rain lip at garage door
- Pull-down attic access in garage
- Stone accent featured at front of home
- Custom stone mailbox (pending USPS approval)
- Premium maintenance-free 4-inch vinyl siding
- Owens Corning 50-year roofing
- Two outdoor hose bibs
- Lawn & landscaping
- Few or no steps

Specs & Mechanical Systems

- Alarm system with hard-wired smoke & CO_2 detectors (requires monitor service through KnightHawk Alarm Services)
- Insulated concrete foundation (R-10)
- R-21 insulation in walls
- R-42 insulation in ceilings
- Foam seal package
- 2x6 exterior wall construction
- Soundproofing for laundry, hall & master baths
- USB ports in bedrooms, kitchen & office/den
- Switched receptacles in great room
- 3-way switch in kitchen & office/den
- 3-way switches at entry & bed wall of owner's suite
- Extra receptacles in garage
- 200 AMP electrical service
- Mechanicals in garage for ease of maintenance
- High-efficiency tankless (on demand) hot water
- High-efficiency Bryant gas furnace with easy-read thermostat
- Oversized insulated garage door with quiet opener & battery backup (includes Bluetooth technology)
- Whole-house water leak shutoff & detection system
- Dryer & stove prep for gas or electric

BARRINGTON
RESERVES

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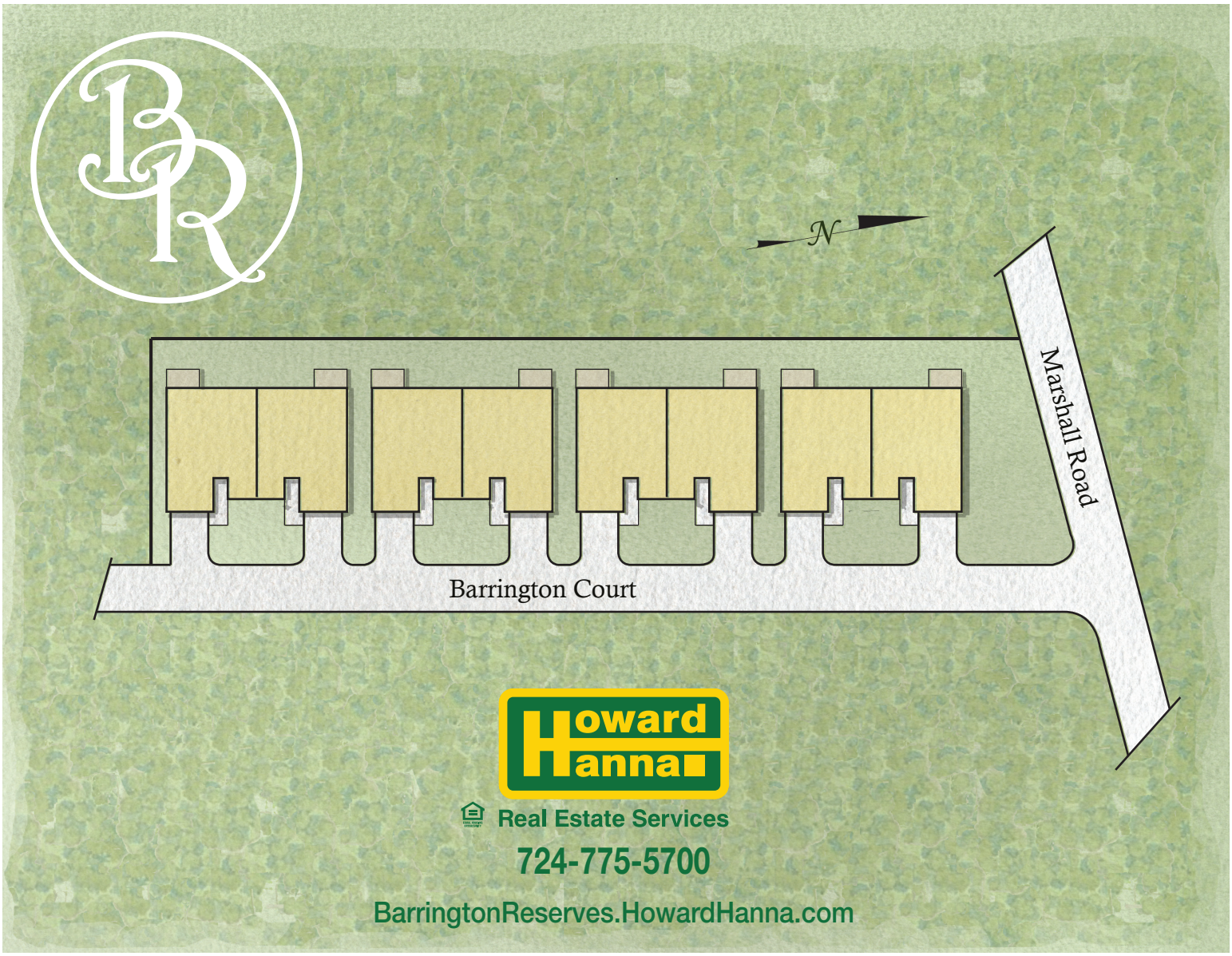
Ideally located in the Neighborhood of Monaca Heights Borough of Monaca

- Location central to all points and major highways in Beaver County:
  - Minutes to Interstate 376
  - 34 miles to downtown Pittsburgh
  - 18 miles to Pittsburgh International Airport
- Situated along the Ohio River, downtown Monaca offers a host of recreational opportunities. Designated as a River Town USA, Monaca will eventually be part of Ohio River Trails.
- Nearby community parks include Boat Launch Park, which offers fishing and boating access, and John A. Antoline Park, which is within walking distance.
- Just minutes from major shopping (Walmart Plaza, Lowes Plaza, Beaver Valley Mall, Stone Quarry Plaza, and Township Marketplace), Barrington Reserves is also conveniently close to entertainment, eateries, hotels, and health care facilities.
- Community College of Beaver County and Penn State Beaver Campus are just minutes away.



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