

*Townhomes at*

# Mountain Park

**Luxury Condominiums**

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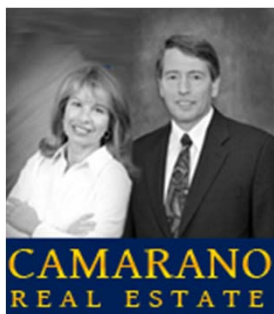
*Starting at \$229,900*



Conveniently located near the Goodman Campus  
of Lehigh University and Saucon Park

**Constructed by Fretz Simonds Homebuilders, Inc.**

**Marketed by:**



**Steve & Sandy Camarano**

**Prudential Patt, White Real Estate**

**3101 Emrick Blvd, Suite 101**

**Bethlehem, PA 18020**

**Sandy Camarano (610) 737-9916**

**Steve Camarano (610) 737-9915**

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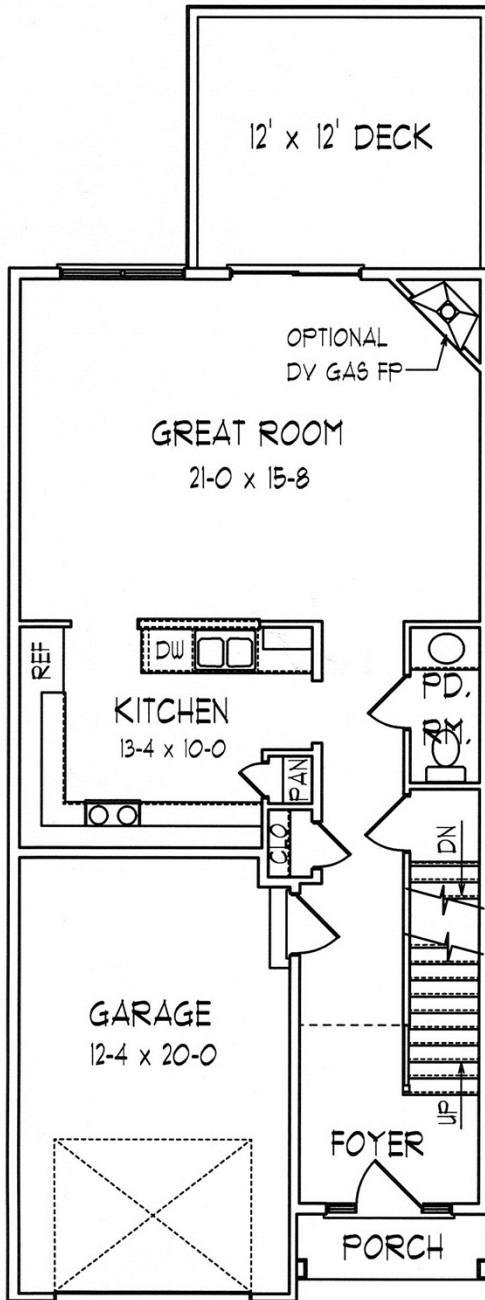
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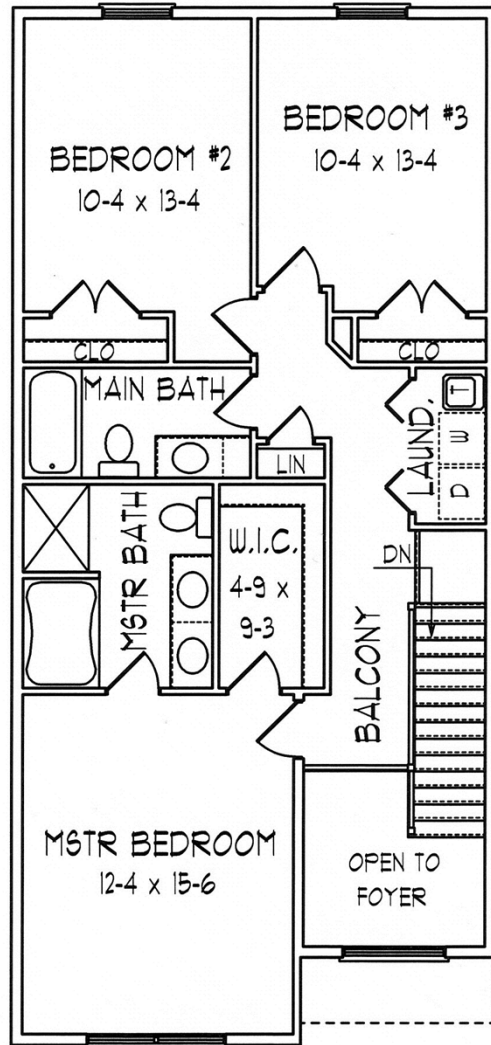
- ❖ End units feature 2 car garage with almost 2,000 sq. ft. of living area
- ❖ Inside units feature 1 car garage with 1,600 sq. ft. of living area
- ❖ 3 bedrooms and 2 ½ baths
- ❖ Tiled kitchen with granite countertops
- ❖ GE appliances
- ❖ Master bath with 4 ft shower and garden tub
- ❖ Upgraded trim package – windows with wood trim
- ❖ Satin nickel hardware on interior doors
- ❖ 9 ft ceilings on first floor
- ❖ Walk-out basements with 9 ft ceilings
- ❖ 12 x 12 deck
- ❖ Optional gas fireplaces



### Starling Floor Plan



First Floor Plan



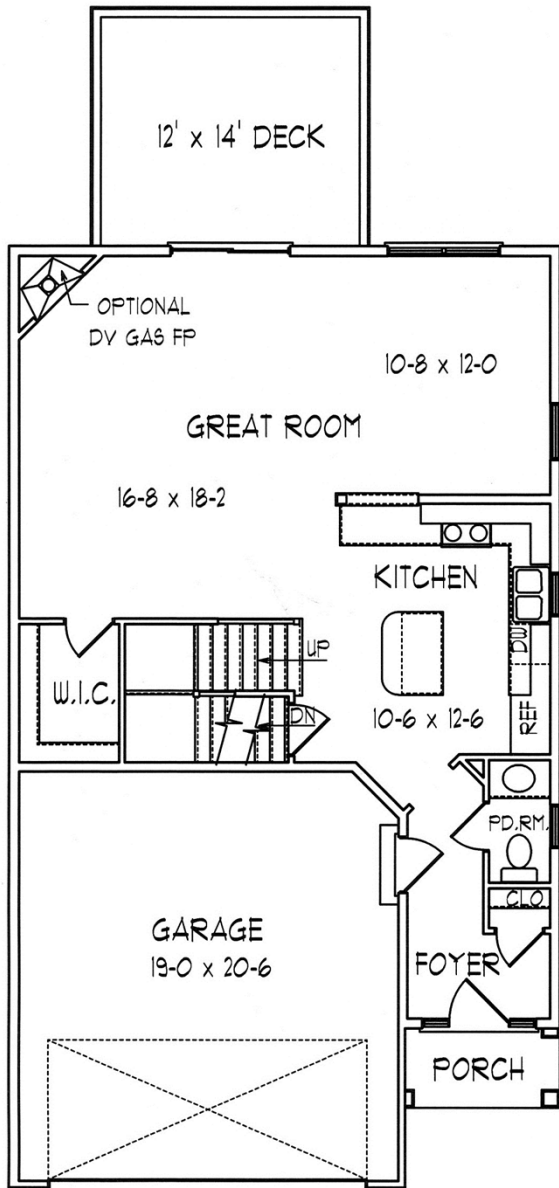
Second Floor Plan

Interior Plan

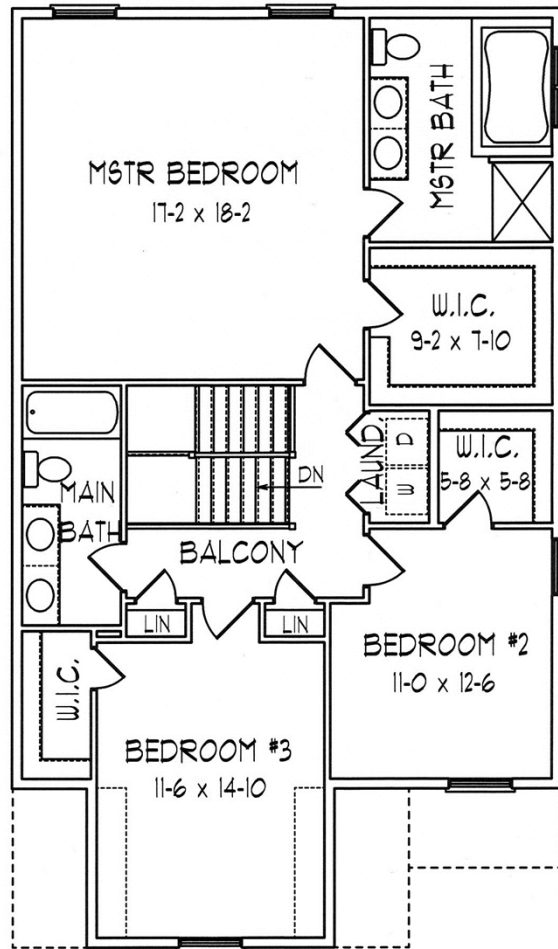


\*Builder reserves the right to modify floor plans.

### Monarch Floor Plan



First Floor Plan



Second Floor Plan

Exterior Plan



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Site Plan



**Directions:**

Travel on I-78 East, get off at Exit 67 – Hellertown exit, and go north on Rt. 412 (right turn). Turn left at the first light (Wendy’s on corner) onto Silvex Rd. Continue 0.3 miles and bear left at the “Y” onto College Drive. Continue 0.3 miles and turn right onto William St. Mountain Park is 0.3 miles on the right.



## Other Features

- ❖ **Conveniently located to Lanta and Bieber bus with transportation to NYC**
- ❖ **Adjacent to 250 acre Saucon Park, which includes picnic areas, swimming pool, pavilions, and ball parks**
- ❖ **Near historic downtown Bethlehem (shopping, dining, etc., and Sands Casino)**
- ❖ **Easy access (less than one mile) to I-78**
- ❖ **Condominium Association documents available upon request**



## Building Specifications

❖ **EXTERIOR FEATURES:**

- Traditional combination of cultured stone and vinyl siding

❖ **FOUNDATION:**

- Poured concrete – 9' ceiling in basement for future finishing

❖ **FLOORS:**

- TJI Floor joists

❖ **EXTERIOR WALLS:**

- 2 X 6 – 16" on center
- 7/16" OSB sheathing
- Core-wall between units

❖ **INTERIOR WALLS:**

- 9' ceilings on 1<sup>st</sup> floor and 8' ceilings on 2<sup>nd</sup> floor
- 2 x 4 – 16" on center
- 1/2" drywall with 5/8" fire rated drywall in garage

❖ **ROOF:**

- 30 year architectural shingles
- Vented soffit with roof ridge vent
- Ice and water shield in valleys and eaves

❖ **ELECTRICAL:**

- 200 AMP service
- Kitchen and bath GFI receptacles per code
- 2 exterior GFI receptacles
- Smoke detectors hard wired with battery backup
- Front door chime
- Structured wiring package for networking computers and component sharing

❖ **INSULATION:**

- Exterior walls – R-19
- Attic – R-38
- Basement ceiling – R-19

❖ **HVAC:**

- Rheem 13 SEER high efficiency heat pump for heating and cooling

❖ **PAINT:**

- Walls – 2 coats of flat paint
- Trim – 2 coats of semi-gloss paint

## Building Specifications (page 2)

### ❖ **WINDOWS:**

- Double hung vinyl windows by United with screens, both sash tilt for easy cleaning
- Low-E and argon filled for high efficiency and grills between the glass
- Trimmed with wood casing
- Front doors – insulated fiberglass

### ❖ **INTERIOR TRIM:**

- 6 panel Colonial doors with Schlage Plymouth satin nickel hardware
- Upgraded trim package on 1<sup>st</sup> floor - 5 ¼" base trim and 3 ¼" door and window casing
- Standard trim on 2<sup>nd</sup> floor
- Tile baseboard in baths
- Closet systems by Creative Closets

### ❖ **FLOOR COVERINGS:**

- Ceramic tile in kitchen, baths, and foyer
- Carpet with rebond pad in balance of finished areas

### ❖ **KITCHEN:**

- Timberlake cabinetry installed by BROCC Kitchens
- Granite countertops in kitchen
- Cultured marble tops in baths
- Stainless steel kitchen sink
- Moen faucet with pull-out spray
- GE appliances included – electric self cleaning range, microwave, dishwasher, garbage disposal available in black, white, or bisque

### ❖ **BATHS:**

- Comfort height vanities
- Moen faucets
- Fan/light in each bath

### ❖ **PLUMBING:**

- PEX water lines
- Shutoffs at each fixture
- Master bath with 4' shower, garden tub, and double bowl vanity
- Hookups for washer and dryer
- Water line for refrigerator
- 80 gallon electric hot water heater
- Radon pipe
- 2 exterior hose bibs

### ❖ **SITE IMPROVEMENTS:**

- Deck off family room – 12' x 12' (end units 12' x 14')
- Public water and sewer
- Most homes have walk-out basements

\*Builder reserves the right to revise specs and plans and also to make reasonable substitutions for items listed.