

# StoneHill

## Plot Plan



## The Builder

*When you open the door of a Shaffer & Son home, you enter a world of creativity, craftsmanship and care.*

StoneHill is being built by Shaffer & Son, who for more than 45 years has established itself as a builder of quality homes of extraordinary value in Central Pennsylvania.

Shaffer & Son, puts experience and dedication in their quality villa home construction at StoneHill, providing buyers with carefree, luxury living.

The thoughtful approach and attention to detail of Shaffer & Son translates quality designs into distinctive homes, beautifully rendered and durably built to withstand the test of time.

Shaffer & Son's commitment to its profession is reflected in the satisfied responses of thousands of residents who appreciate their builder's knowledge, skill and dedication.

All features deemed accurate at time of printing and subject to change without notice.



Located off Old Dutch Lane, StoneHill is just east of York. Only 3 minutes from the Mount Rose Exit of I-83, it's a very centralized location allowing quick access to York's major thoroughfares I-83 and Route 30.

# StoneHill

## The Lifestyle You Deserve.

Exclusively Marketed by:

 <p><b>BOB YOST</b> HOMESALE SERVICES 2525 Eastern Blvd. • York, PA 17402</p>	 <p><b>THE RICK SMITH TEAM</b></p>	<p><b>Rick Smith, CRS</b> Associate Broker (717) 757-7812 (ext 572) email: rick@ricksmithteam.com</p> <p><b>Drew Smith</b> Realtor® If it's NEW—CALL DREW! (717) 542-1207 email: drew@ricksmithteam.com</p>
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Exclusive Builder:

 <p><b>Shaffer &amp; Son</b> Builder/Remodeler</p>	<p><b>Shaffer &amp; Son, Inc.</b> Builder and Remodeler 717-531-2666 • www.shafferandson.com</p>
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*“You deserve to live in a quiet location tucked away from the hustle and bustle of everyday life, but only minutes from shopping, entertainment and Dallastown Schools.”*

# StoneHill

## The Lifestyle You Deserve.



A planned residential community of villa homes of uncompromising quality with open space, picturesque views, tree-lined streets and sidewalks.

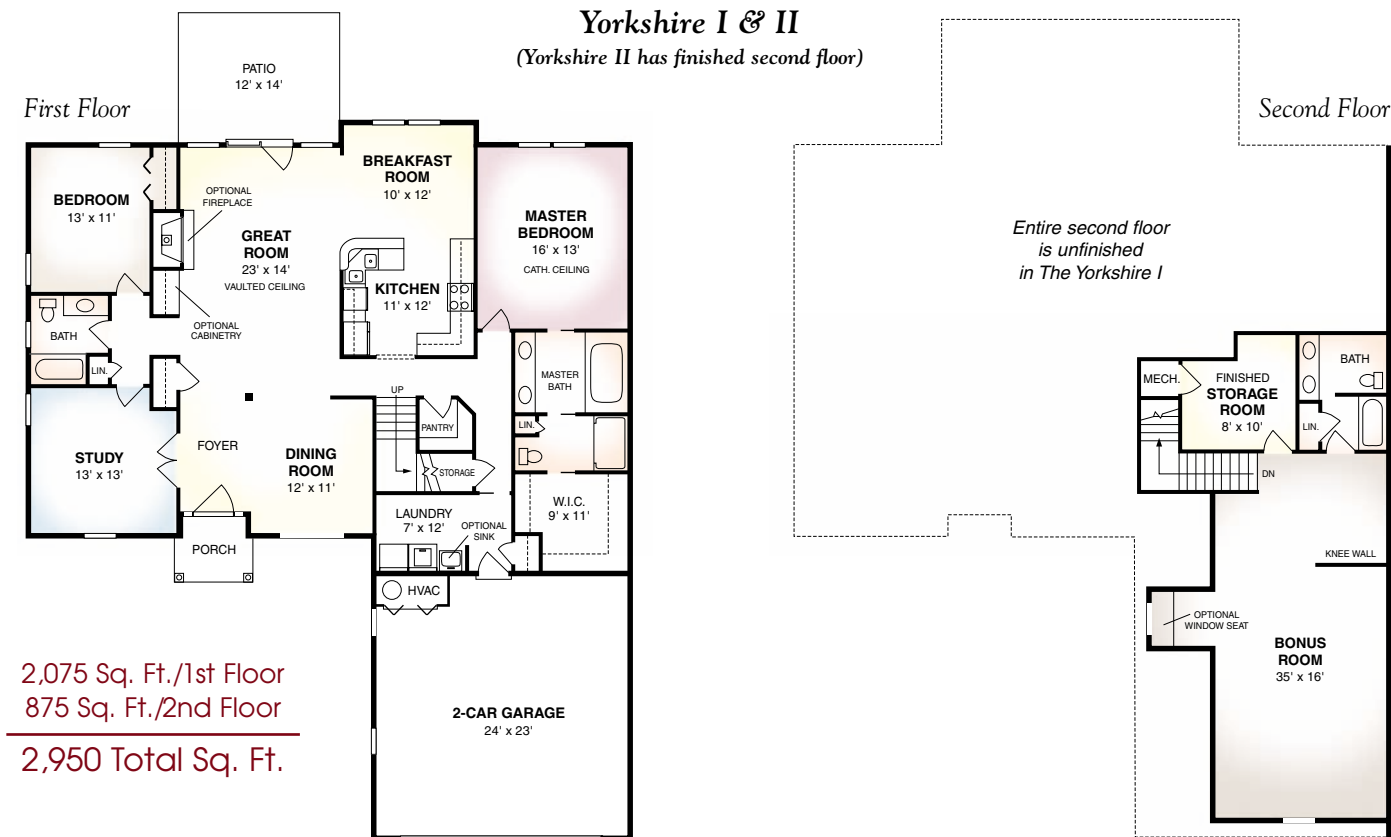
# StoneHill

**StoneHill**, a prestigious community of fine villa homes, offers a relaxed and carefree lifestyle—all within the superb Dallastown School District. Just east of York, StoneHill is ideal for rural tranquility with excellent accessibility to I-83 and Route 30. Just minutes from shopping and entertainment at the Galleria Mall, StoneHill is a short drive to Harrisburg, Lancaster and Baltimore. Golfers will appreciate the close proximity to Heritage Hills Golf Resort and Springwood Golf Club.

StoneHill offers four highly popular models designed to bring traditional elegance, innovation and masterful construction together with uncompromising quality and extra-ordinary value: The Yorkshire I, The Yorkshire II, The Arcadian I, and The Arcadian II.



**Yorkshire I & II**



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# Standard Features

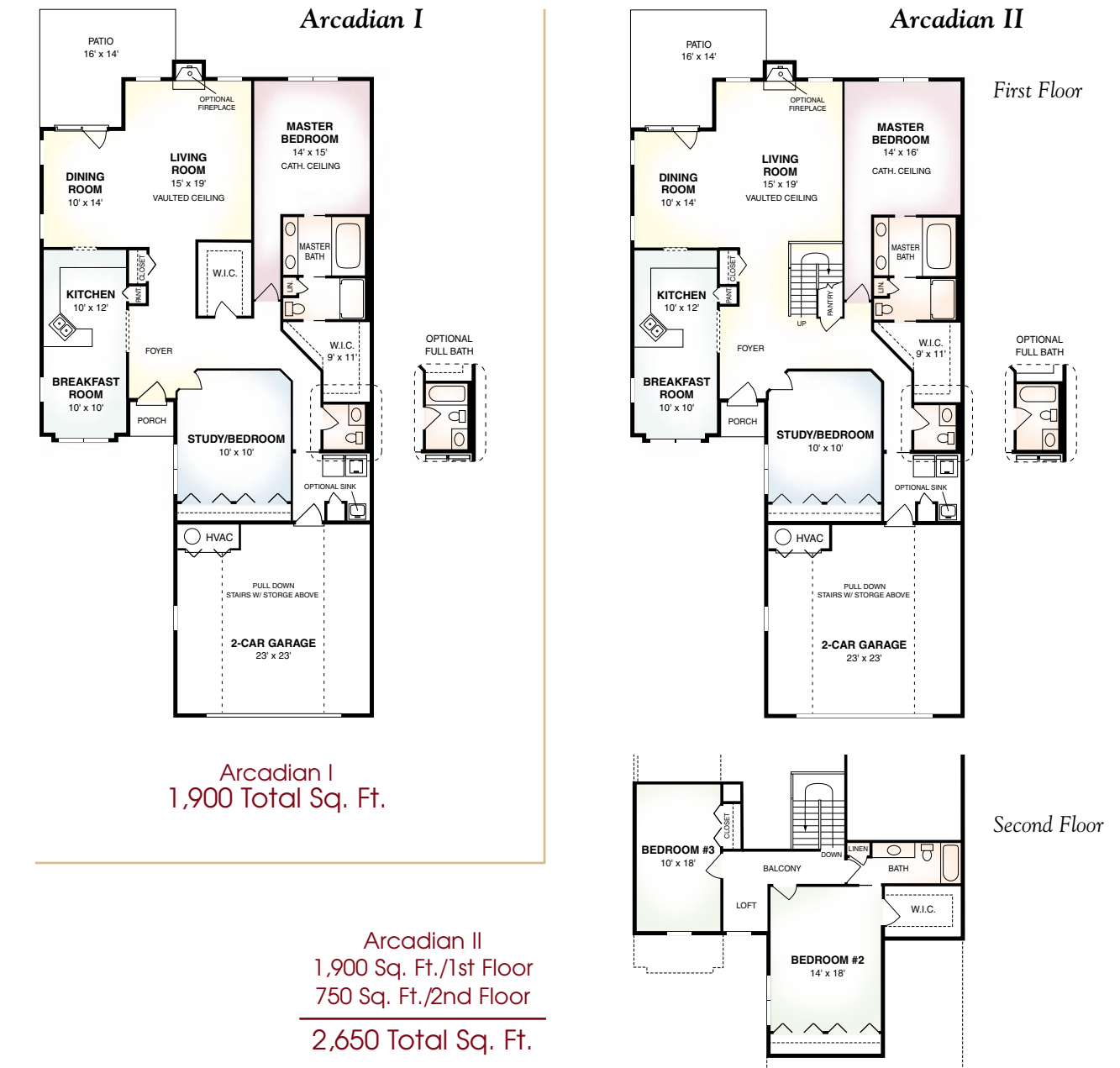
that are found in every StoneHill Villa

- Radon piping under foundation w/passive venting
- 9' high solid concrete exposed rear basement (certain lots only—optional)
- 2" x 6" exterior walls w/wood sheathing, house wrap and R-19 insulation
- 9' first floor ceilings and 8' on second floor
- 2 car garage w/garage door opener w/2 remotes and wall control
- Storage area w/lights and pull down stairs above garage (Arcadian only)
- Andersen brand windows w/grills in the glass and full screens
- 25-year three dimensional roof shingles w/30 pound felt
- Ice/snow protective membrane on first 3 feet of roof overhangs
- Manufactured stone and vinyl simulated cedar wood grain siding
- Insulated steel exterior doors w/dead bolts
- Gas heat and electric air conditioning – both forced air
- Gas water heater w/expansion tank to reduce pipe noise
- Copper water supply lines and pvc waste lines and 2 exterior frost free hose spigots
- 5' fiberglass shower w/door in the master bath
- Moen brand plumbing faucets and Elkay stainless steel kitchen sink
- Water line to the refrigerator area (refrigerator not included)
- Laundry room hookups for washer and dryer, which is vented to the outside
- All bath fans are exhausted to the outside
- Structured CAT 5 phone wire and cable TV wiring—all home runs
- Split electric outlets on wall switches in bedrooms, study and great room
- Lights in every closet—except linen (due to fire code)
- Ceiling fan in great room and master bedroom
- Recessed lights in kitchen and baths
- Walkway from front door to the driveway
- Light post w/electric eye in planting bed by front walkway
- Garage finished with drywall, wood trim, rubber base and paint
- Paint – spray/rolled on drywall and brushed on woodwork
- Stained hand rail to 2nd floor and painted spindles (2nd floor option)
- Yale brand flair lever polished brass interior door handles
- Cathedral ceiling in the master bedroom and vaulted in the great room
- Plant shelf on the breakfast room window (Arcadian only)
- Closet shelves/rods—high/low, sweater and shoe racks
- Yorktowne brand kitchen and bath cabinets
- Mirrors, towel bars and paper holders in all baths
- Formica or WilsonArt brand laminate tops in kitchen and baths
- General Electric brand appliances—range, dishwasher, microwave and disposal
- Hardwood flooring in entry
- Patio off rear of great room w/wall light and electric outlet
- Comprehensive landscaping by builder/developer
- Detailed home cleaning prior to move in
- Generous allowances for flooring, cabinets, appliances and lights

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**Arcadian I & II**



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