

*Seven Oaks*





# Seven Oaks

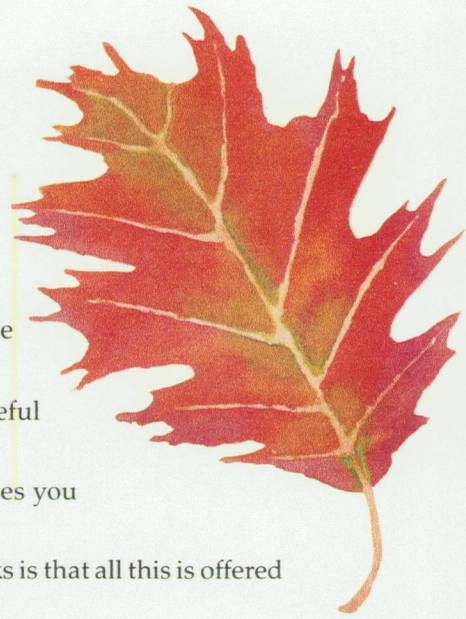




## WELCOME HOME

The poet said it best – there's no place like home. We believe there is no place quite like Seven Oaks, a charming community of 90 single level townhomes that offer the finest in modern living features available in Berks County. At Seven Oaks you'll live in a country lifestyle that's peaceful and maintenance free, yet be centrally located so that all the conveniences you need are only minutes away. What is even more pleasant about Seven Oaks is that all this is offered at a price that allows you affordable ownership and outstanding value.

Whether you're looking for your first home or your next home, there's no place quite like Seven Oaks.





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## FEATURES THAT MAKE IT A HOME

At Seven Oaks you'll find features that make this a home, not just a house.

On the outside, these homes are beautifully designed, offering quality materials, brick and non-maintenance siding finished in subtle rustic tones. Lovely window details with rounded sunburst tops accent Victorian inspired architecture. Each unit has a covered patio or balcony that offers extra space for entertaining or just relaxing.

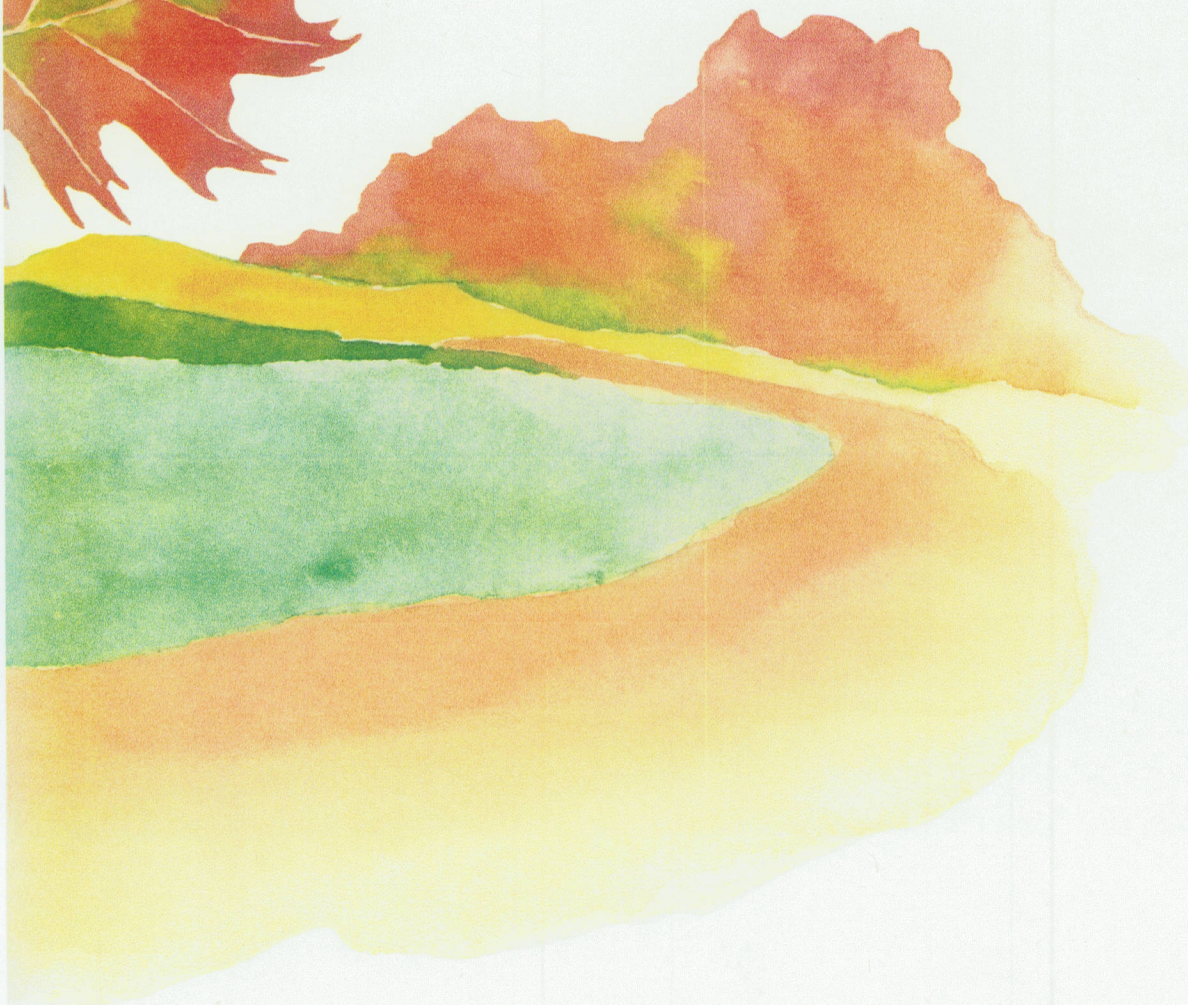
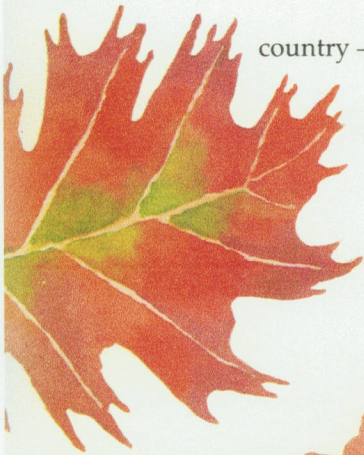
On the inside, there is a spacious feeling to the living area that fits well with contemporary lifestyles. There are wood burning fireplaces and cozy window seats made for enjoying a sunny morning or a fresh snow. And, we have installed the most modern in kitchens which include: refrigerator, disposal, double sink, European styled cabinets and a featured microwave oven. But we haven't stopped on the surface. Seven Oaks homes are insulated with high quality insulation and are powered by a state-of-the-art heat pump that allows the ultimate in heating and cooling efficiency.





## YET PEACEFUL AND TRANQUIL

Feel like a movie tonight? Or how about some shopping? Interested in fine dining or just a quick bite to eat? Need to do your banking? Does your car need gas or repairs? All these things and more are located within minutes of Seven Oaks. On the other hand, if what interests you is a peaceful walk by the river or a family picnic at Gring's Mill, Seven Oaks offers these also. It's hard to believe when you are standing in the middle of the peaceful country atmosphere that surrounds Seven Oaks, that just over the hill lies the center of the fastest growing, most progressive community in the country - Wyomissing. It's one of the charms of Seven Oaks. Be close to it all, yet able to shut off the world by retiring to a peaceful country setting.





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QUALITY BY DESIGN



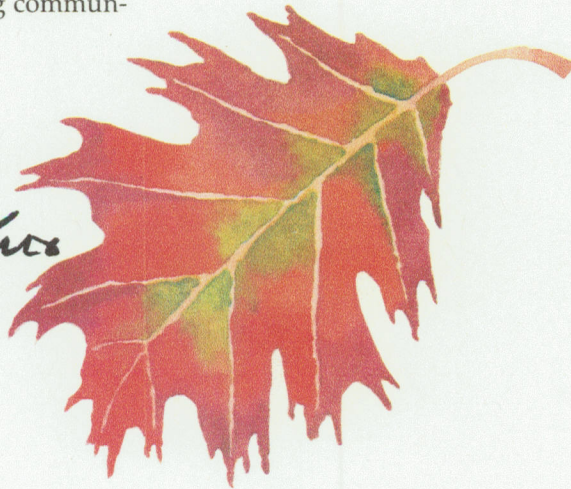
Handsome as these townhomes are, it is even more reassuring to know that their design integrity extends well below the surface. A combination of quality materials and superior engineering ensures not only long-lasting beauty and corresponding low maintenance, but unusual energy efficiency as well.

At the Peter Carlino Company, we feel that we have brought you tasteful architecture with good Berks County craftsmanship in an outstanding community we call – Seven Oaks.

*Peter M. Carlino*

Peter M. Carlino

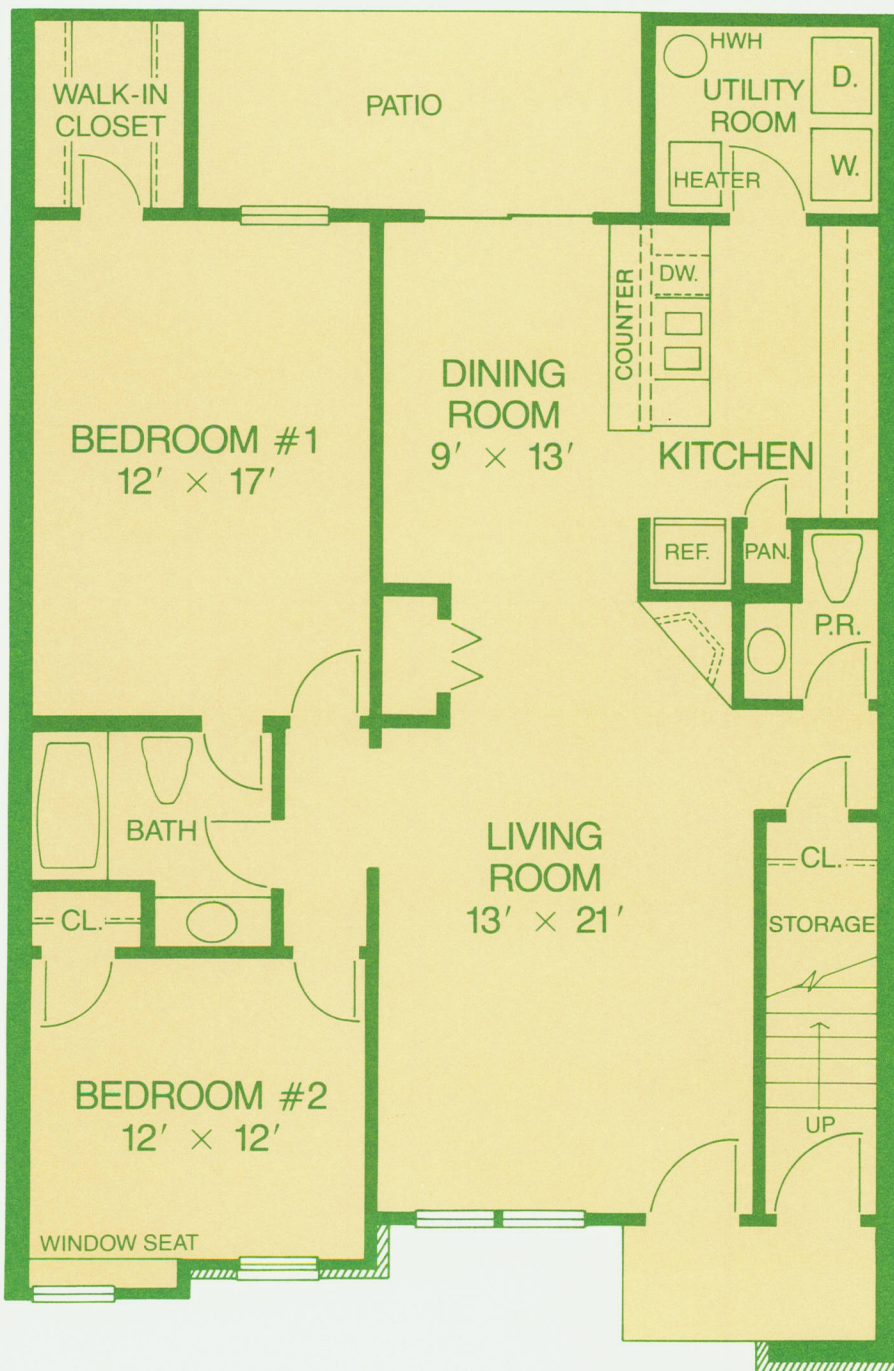
President





TWO BEDROOM  
FIRST FLOOR

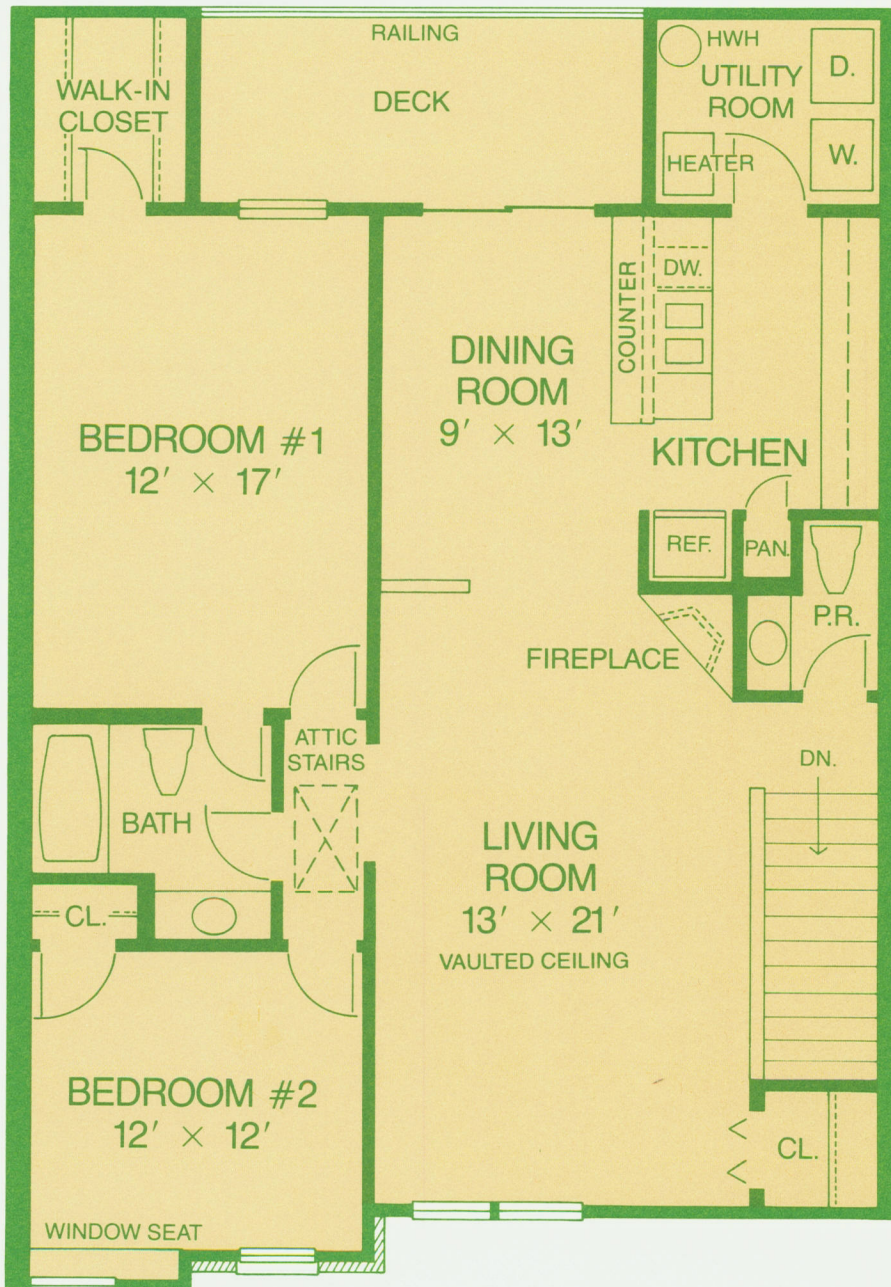
# Seven Oaks





TWO BEDROOM  
SECOND FLOOR  
(INTERIOR UNIT)

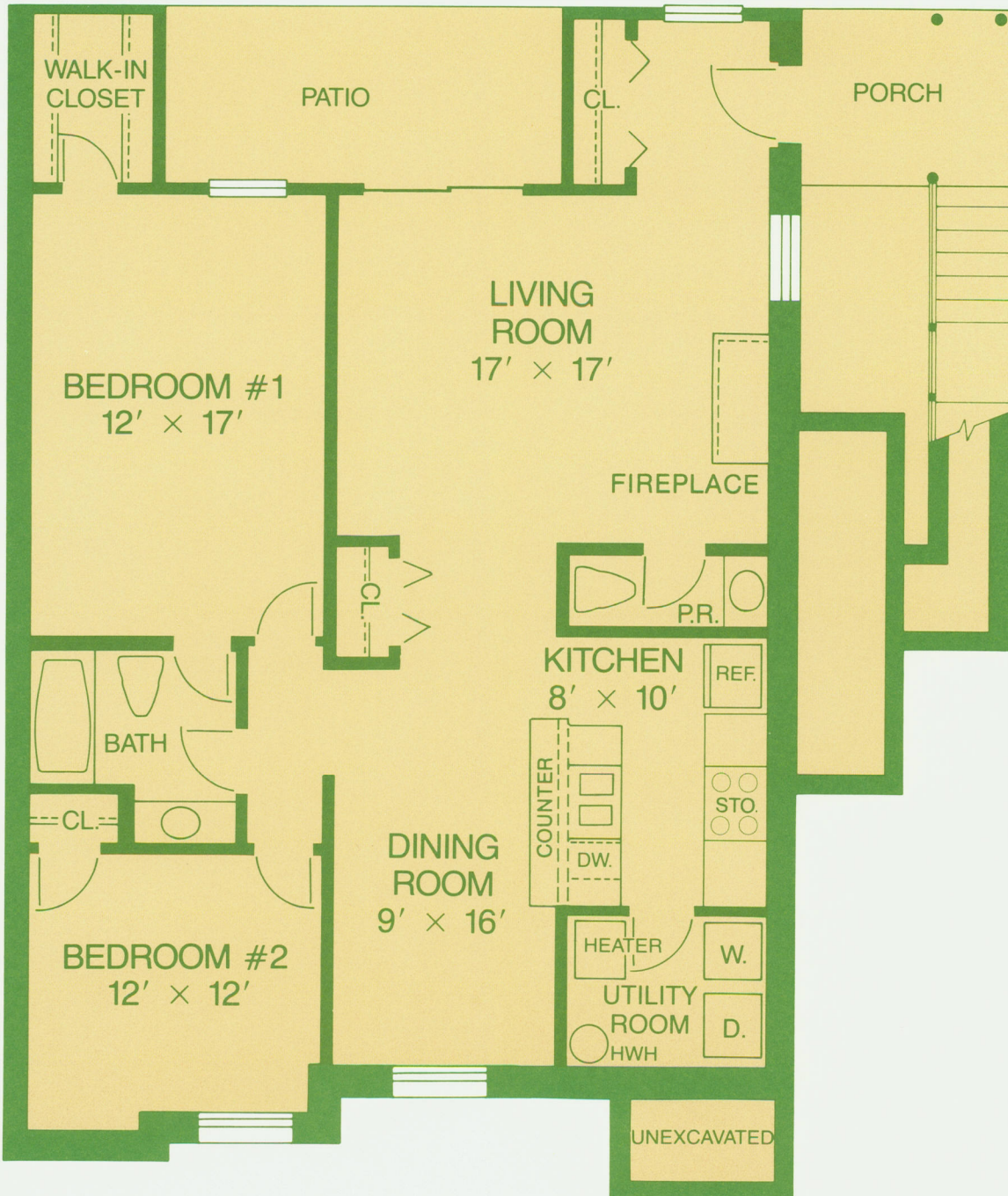
# Seven Oaks





TWO BEDROOM  
TERRACE LEVEL

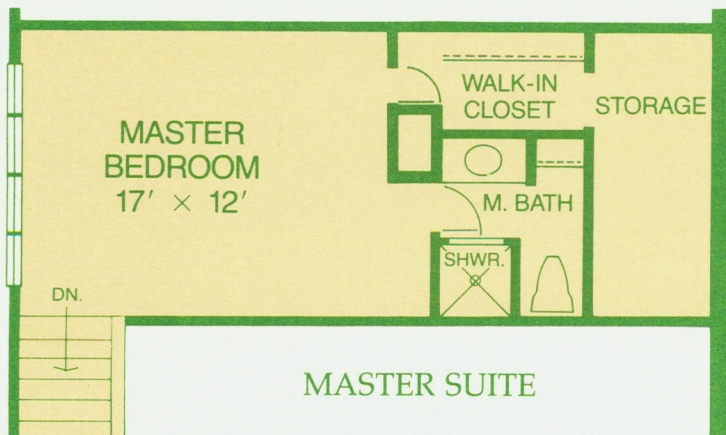
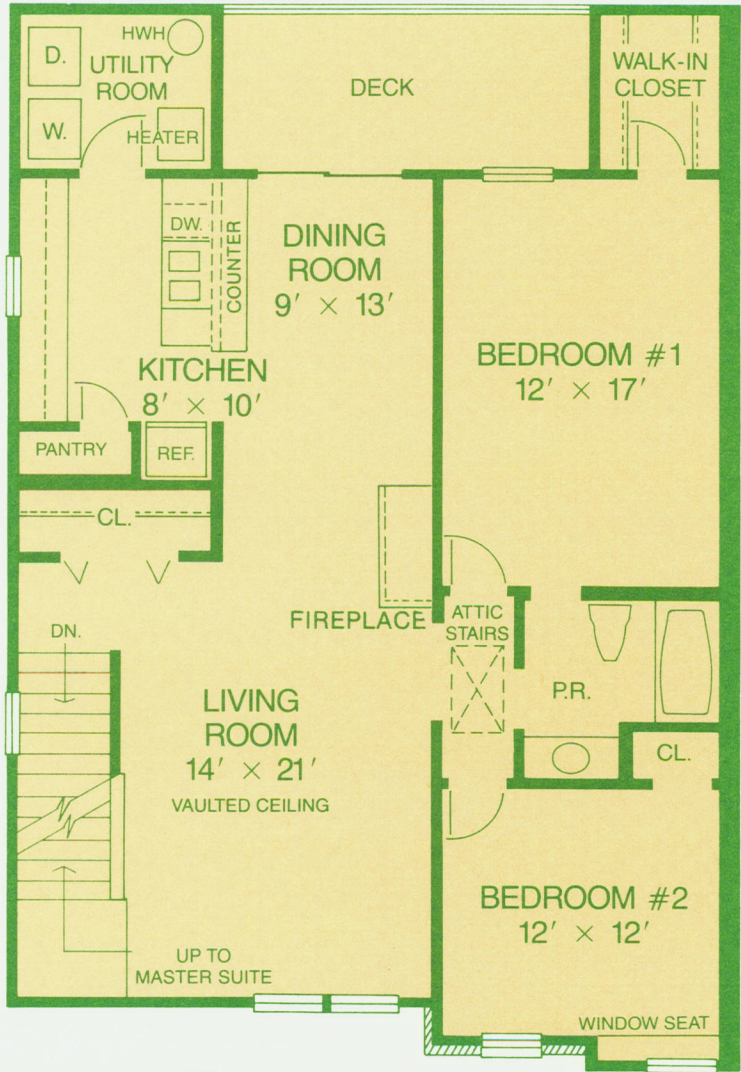
# Seven Oaks





THREE BEDROOM  
SECOND FLOOR

# Seven Oaks







## LUXURY TOWNHOMES STANDARD SPECIFICATIONS

### MECHANICAL SYSTEMS:

- Heating – Thermostatically controlled, energy efficient heat pump
- Air Conditioning – Central air, supported by high efficiency, low level distribution systems
- Hot Water – 40 gallon rapid recovery electric hot water heater
- Electric Service – 100 Amp individually metered, meeting or exceeding National Underwriter Codes

### INSULATION:

- Perimeter – On grade slab with styrofoam insulation around all exterior foundation walls
- Exterior Walls – R-11 fiberglass batt insulation
- Attic – R-30 fiberglass batt insulation

### STRUCTURAL FEATURES:

- Reinforced concrete footings and floor slabs
- Gyp-crete underlayment at all second floor units
- ½" wallboard and ½" fire code wallboard at walls and ceilings as indicated
- ½" moisture resistant wallboard at tub and shower area

### EXTERIOR FEATURES:

- Fiberglass shingled roof with 25 year Class A rated guarantee
- Solid vinyl siding and soffit covering
- Aluminum fascias, gutters and downspouts
- Brick veneer front

- White, aluminum insulated glass windows, including storm sash, decorative inserts and screens
- Bronze anodized aluminum exterior railings
- Non-warping steel front door with insulated foam core
- Sliding glass rear door with aluminum frame
- Concrete patio or pressure treated wood deck
- Professional landscaping and lawn maintenance

### INTERIOR FEATURES:

- Slate hearth fireplaces
- European style kitchen cabinets with laminated counter tops
- 30" electric range with self-cleaning oven, 14 cubic foot refrigerator, microwave, dishwasher and garbage disposal
- Ceramic tile bathroom with fiberglass shower/tub enclosure
- Wall to wall carpeting in bedrooms, living room, dining room and stairs
- Vinyl sheet flooring in entry, kitchen, powder room and utility room
- Painted black wrought iron interior railings with stained wood cap
- Separate utility room with washer and dryer hookups
- Large walk-in closets
- Window seats with operable windows
- Vaulted ceiling in second floor townhomes
- Smoke detectors
- Pre-wiring for Cable TV and two (2) phone outlets



PLOT PLAN

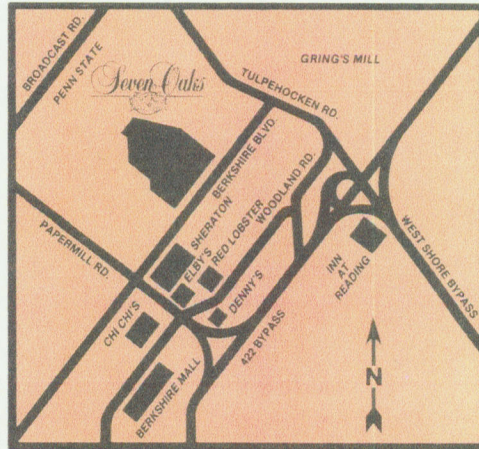
# Seven Oaks



PHASE I







You can reach Seven Oaks by exiting Route 422 Warren Street Bypass at Paper Mill Road (along Berkshire Mall), then turning right onto Berkshire Boulevard, where model units are on the left.