

DESIGN FEATURES CONTINUED

- HARDWARE:** Allowances for selection of door hardware to include levered handles in brushed nickel, chrome or brass
Allowances for selections of bath enclosures, mirrors and closet shelving (ventilated wood shelving in master bedroom closet and kitchen pantry)
- APPLIANCES:** GE Profile dishwasher, wall oven/microwave, outside ventilated cook-top available in stainless steel, black or white
1/2 horsepower garbage disposal
- WINDOWS:** All vinyl, low-E, wind rated, insulated glass, single hung by Simonton
- DOORS:** Exterior - Solid fiberglass with steel at garage
Interior - 6 panel masonite with wide moldings
Garage - 16' single aluminum carriage style garage door with automatic opener & 2 remotes
- PAINT:** 2 to 3 coats Latex - upper grade with smooth finish painted ceilings
Up to 3 color choices with white ceilings
- LANDSCAPING:** Lush landscaping with centipede sodded lawns, zoned irrigation and generous plantings
- GUTTERS:** Included
- BRICK / SIDING:** Low maintenance brick exterior.
Select from many samples of oversized, tumbled brick and choice of mortar color to personalize the exterior appeal of your home
Vinyl cedar impressions in accent areas
Low maintenance vinyl soffits and aluminum fascia
- FOUNDATION:** Crawl space foundation with CMU block and brick wall and moisture barrier
Homes pre-treated for termites and mold
- CEILINGS:** 10' ceilings on the first floor, sanded smooth
9' ceilings on the second floor, sanded smooth
- HVAC:** High efficiency 13 SEER Bryant system (Bertram has 2 separate units, Gilliken has dual-zoned system). State of the art filtration system combats local allergies and bacteria



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THE BERTRAM

3248 Square Feet • 4 Bedroom • 4 Bath • Bonus Room and Office



FLOOR PLAN

DESIGN FEATURES

Fogleman and Associates



This floor plan illustrates a general plan which is subject to future change and revisions. Dimensions, boundaries and position locations are for illustrative purposes only and are not necessarily intended to be exact.

- DELIVERY TIMES:** Average 150 days from the start of construction
- FLOORING:**
 - Hardwood – 1st floor (2 1/4” x 3/4” natural oak tongue and groove plank, hand laid and finished on site), except bedroom, bathrooms and laundry
 - Oak treads, handrails and banisters on hardwood stairway
 - Decorative in-laid hardwood border in dining room
 - Tile – all bathrooms and laundry area (tile allowance)
 - Carpet – all bedrooms and upstairs hallway (carpet allowance)
 - Patio(s), Porches and garage are finished with brushed concrete
- CABINETS/ COUNTERTOPS:**
 - Generous allowances; choices include maple, oak and cherry.
 - Granite in kitchen (selections by allowance)
 - Extra thick edge formed bowl cultured marble in master bath
 - Cultured marble tops in other baths
 - Laminates in laundry area with laundry sink (where applicable)
 - Ceramic tile backsplash in kitchen area
- PLUMBING:**
 - Allowances for personal selection of fixtures and hardware for kitchen and all baths to include brushed nickel, chrome or brass
 - Whirlpool tub with ceramic tile surround in master bath plus tiled shower with glass enclosure and tile seat
 - Fiberglass tub/shower combination in guest baths
- ELECTRICAL:**
 - Allowances for personal selection of all fixtures and lights
 - CAT-V Cable outlet in all bedrooms, family room, bonus rooms, and kitchen
 - Telephone outlet in all bedrooms, kitchen and living areas
 - Pre-wired for alarm system at exterior doors and two motion detector areas (system optional)
 - Sound wiring in great room, master bedroom and bonus room
 - Exterior lighting in soffits at front of home and double flood light in rear of home
- FIREPLACE/ BUILT IN SHELVING:**
 - Heavy duty, pre-engineered fireplace includes non-ventilated propane gas burning logs
 - Marble or Granite surrounded & hearth
 - Wooden surround with mantle
 - Custom built and painted, in-shop made bookcases in dens by fireplace (per plan)
- MOLDINGS:** Custom decorative crown molding in all non-vaulted areas on first floor and second floor hallways
- ROOFING:** 30 year architectural fiberglass shingles

Continued on Back