

DESIGN FEATURES CONTINUED

- APPLIANCES:** GE smooth-top downdraft cooktop. GE tall tub dishwasher. GE built in microwave and oven. White or black in color.
- FLOOR COVERINGS:** Carpet in bedrooms, bonus room and stairs. Tile in bathrooms, porches, and laundry area. Hardwoods in foyer, hallways, great room, dining room, kitchen and powder room.
- DOOR HARDWARE:** Lever handles and hinges in brushed nickel.
- SHELVING:** Wood shelving systems throughout.
- GARAGE DOOR:** Automatic opener with 2 remotes.
- CEILING FANS:** Master bedroom, great room and screened porch. Block and wire in other bedrooms.

OUTSTANDING FEATURES:

- Brick exterior
- Single level living with bonus room
- 3 bedrooms, 3.5 bathrooms
- Cardell & Ultracraft cabinets w/crown molding
- Aluminum framed screened porch with tile flooring
- Tiled porch off kitchen for outdoor grilling
- Maintenance free tilt-in windows with insulated glass
- Glass enclosed ceramic tile shower in all full baths
- Double front entry door
- Wooden ventilated closet shelving throughout
- Wallpaper in all baths
- Gas log fireplace with wood mantle and tile surround
- Ceiling fan in master bedroom, great room and screened porch
- Sidewalks and decorative street lighting
- Hardwood flooring in foyer, great room, dining area, kitchen, hallways and powder room
- Tiled bathrooms, laundry area and porches
- Carpeted bedrooms, bonus room and stairs
- Sodded and irrigated yards
- 9 foot ceilings throughout home (except trey areas)
- 2 car garage with 2 remotes
- Cable and phone outlets in living area and all bedrooms including bonus room
- Illuminated trey ceilings in great room, master bedroom and kitchen
- GE self-cleaning oven (built in)
- GE tall tub dishwasher
- Microwave (built in)
- Smooth-top downdraft cooktop
- Garbage disposal
- Crown molding throughout (less closets, garage and bonus room)
- Laundry sink in garage

THE BROCKWAY

2504 Square Feet • 3 Bedroom • 3.5 Bath • Bonus Room



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FLOOR PLAN

DESIGN FEATURES

Hearthside Builders, Inc.



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 120 days from the start of construction.
- LANDSCAPING:** Sodded and irrigated yards with generous plantings.
- SIDEWALK:** Exposed aggregate concrete. Front walk 4' wide.
- FRAMING:** Standard 16" O.C. 2 x 4 wall framing, 7/16" OSB waferboard roof and wall sheathing. Sheetrock _" walls and ceilings with rounded corners and smooth finish.
- PORCHES:** 12' x 23' screened-in porch with tiled floor
8' x 8' grilling porch with tiled floor
- EXTERIOR DOORS:** Double front entry door. French patio door on rear and side.
- WINDOWS:** Beige vinyl tilt-in windows with double pane glass. Grilles between the glass. Screens included.
- EXTERIOR:** Low maintenance brick exterior.
- ROOFING:** Elk Prestige II 25 year warranty or equivalent.
- PLUMBING:** Pullout spray Extensa chrome faucet (Moen 7560C) on stainless steel double bowl sink in kitchen. Single handle Chateau chrome (L4621) Moen fixtures in bathrooms. Tiled showers in all full baths. Eighty gallon hot water heater. Garbage disposal. Connection for ice maker.
- HVAC:** Energy efficient 13 seer heat pump system with digital thermostat.
- ELECTRICAL:** Switched receptacles in all bedrooms. 200 AMP electric service. Prewired telephone and cable outlets in all bedrooms, great room, and bonus room. Interior lighting controlled by flat rocker type switch with dimmers provided on all tray ceiling lights.
- INSULATION:** Walls R-13 rating; Ceiling R-30 rating.
- PAINTING:** Interior walls, ceilings and trim – 2 coats. Walls and ceiling – latex. Trim – semi-gloss latex. Wide range of colors from which to choose.
- INTERIOR TRIM:** Two panel solid core doors with 3 _" colonial casing; 5 _" colonial base throughout. Crown molding throughout (less closets, garage and bonus room).
- WALLPAPER:** In each bathroom.
- CUSTOM CABINETS:** Granite kitchen countertops and cultured marble vanity tops in bathrooms. 36" Cardell and Ultracraft cabinets with crown molding.

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