



THE BIRCHWOOD

2-STORY MODEL / 3 BR / 2.1 BATH / 2,410SF / OFFICE / LOFT / BASEMENT

FEATURE SHEET

EXTERIOR

- 3-car garage (standard)
- All garages fully drywalled and taped.
- Maintenance free vinyl siding.
- Aluminum soffit, fascia, gutters and downspouts. Detailed exit exterior trim per plan.
- Architecture roof shingles 20-pound 20-year guarantee.
- Next dimension, classic white single hung windows.
- Decorator 6 foot in height windows on front and rear elevations.
- Front Thermidor door, direct tech frame, bronze SIL with multi point hardware with glass.
- Matching glass sidelights.
- Steel edge 90-minute door swing for garage.
- Raised panel insulated garage door with tension spring hardware.
- Electrical outlet for garage door opener.
- Frost-proof exterior faucets is located per plan.
- Asphalt driveway.
- Shaker style / Board & Batten architectural look as per plan / elevation.
- Concrete front service walk / Seeded Yard

INTERIOR

- Wall -to -wall bedroom carpeting and padding.
- Vinyl plank woodgrain and water-resistant flooring.
- Interior solid core Logan doors.
- Schlage Brushed Nickel door hardware.
- Ceramic tile in centrally located laundry room with laundry tub.
- Vinyl wrapped wire shelving in closets.
- Premium patio sliding doors with concrete stoop.
- Convenient computer homework/kitchen center work area
- 9-foot ceilings throughout 10-foot ceilings vaulted great room and kitchen with decorative Beamed great room ceiling.

FEATURE SHEET

KITCHEN

- Samsung Smart Guest Range with 18 BTU Dual Ring Power Burner and Self-Cleaning oven with 6 ft.³ capacity.
- Samsung Stainless Steel Dishwasher with integrated digital touch controls
- Samsung 1.6 ft.³, over the range microwave
- **Optional** – Samsung 28 cubic with large capacity 3-door French Refrigerator
- Large Island with side outlet
- Single or Double Bowl Undermount Stainless steel sink
- Brushed Nickel Pull down sink faucet with interval spray
- Cabinets prewired for garbage disposal installation
- Mantra Classic, partial overlay White Shaker hardwood cabinets
- Granite countertops
- Vaulted kitchen ceiling.
- Vinyl Plank water resistant wood finish flooring.

BATHROOMS

- Kohler / Sterling plumbing fixtures (tbd)
- Pedestal sink in powder room as per plan.
- Granite Counter Tops / decorator mirrors in full bath areas.
- Anti-scold, pressure balance shower valves.
- Exhaust fan in all bathrooms.
- Tub/Shower ceramic / porcelain surrounds (per plan)

PRIMARY BATHROOM

- Ceramic tile Flooring and porcelain walls
- Stand-Up Shower Glass Door
- Luxury Standalone designer Pedestal Tub
- White Shaker Double Vanity
- Granite Counter Tops
- Brushed Nickel Faucets
- Brushed Nickel Shower Kit
- Kohler Toilet

SMART TECHNOLOGY

- Google Smart Nest Thermostat
- Google Smart Doorbell
- Google Yale Front Door lock

ENERGY SAVING FEATURES

- Air infiltration barrier with house wrap.
- R - 20 insulations with integrated vapor barrier and all exterior walls
- R - 40 ceiling insulation.
- Foundation Sile sealer for exterior foundation walls.
- Weather-stripped exterior doors and windows for energy efficiency.
- Cold air returns throughout the length all living areas
- 95% efficient, 100,000 BTU - gas-fired furnace high efficiency forced air heating and air conditioning eliminating the Chimney, exhaust by PCV, which is only available in high efficiency furnaces.
- High-efficiency air conditioning system.
- April air media filter and cabinet.

CONSTRUCTION

- 2 x 6 exterior wall framing. Partial basements with 8 feet for foundation walls.
- Damp proofing basement walls.
- Air filtration system barrier installed on exterior.
- Three-quarter inch tongue and grove flooring.
- All electrical wiring installed in conduit.
- Ground fault protection as per plan
- Smoke detectors wired for electoral system.
- Carbon monoxide detector near bedrooms.
- Passive radon vent.

UTILITIES / MECHANICALS

- 200 Amp Electrical Service.
- High efficiency gas forced air heating and cooling.
- 50-gallon, gas, quick – recovery water heater with power vent.
- Low-voltage pulls for Internet, telephone, television and other computer use.
- Gas connections for range and dryer. (*appliances not included*)
- Water lines for Refrigerator and Washer
- Sump pump
- Underground utilities.
- Individual well. (no water bill)
- Individual septic field.

OPTIONS / UPGRADES

- Select Lot & Location
- Full Basement
- English Look out basement
- Walkout Basement *specific Lots only
- Finished Basements
- Upgraded Kitchen Cabinets / Color / Style.
- Upgraded Quartz Countertops
- Upgraded Kitchen Backsplash
- Upgraded Samsung Appliances /Refrigerator / Washer & Dryer
- Upgraded Ceramic Tile Floors
- Upgraded Wood Flooring (Wood Laminate, Hardwood) w/ Stain Choice
- Upgraded Carpeting & Padding
- Upgraded Stone Fireplace in Great Room.
- See thru Fire Place Great Room and Master Bedroom
- 4 Car Side loaded garage per plans.
- Optional Coat Closet removal
- Optional 4th BR on 2nd Floor

*Pricing and specifications subject to change without notice.

For more information, contact Listing Broker for exact up-to-the minute prices.