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BRAWLEY

DISTINCTIVE INTERIORS

- Exquisite trim package which includes:
 - Two-piece 5" crown moulding in foyer, family room and upstairs hall; 5" crown moulding in living room, dining room, powder room or 1st floor bath (per plan) and owner's suite.
 - 7" speed base moulding on 1st floor
 - Picture frame moulding & two-piece chair rail in dining room
 - Howe casing on 1st floor and Colonial "445" on 2nd floor
- Soaring two-story foyers (per plan)
- *Site-finished oak hardwood flooring in kitchen, keeping room (per plan), breakfast room, foyer & powder room/1st floor bath (per plan), family room, dining room*
- Level 2 plush wall-to-wall carpeting
- Level one 12x12 tile floor in laundry room & secondary bathrooms
- Wood cased openings (per plan)
- *First 3 oak treads stained with painted risers & oak hand rail and iron balusters (per plan on main floor)*
- Upgraded Newel posts (style 2091)
- Choice of four interior smooth-panel door styles
- 42" direct vent fireplace with gas starter and granite surround with custom mantel
- Smart tube installed above the family room fireplace with electrical outlet
- Rough-in electric and bracing for future fans at all bedrooms, study/office and family room
- (3) "Cat-5" phone locations and up to (6) "RG-6" cable locations
- Generous lighting selection allowance
- Two-tone trim & wall paints in your choice of designer selections
- Callan[®] satin nickel door hardware
- Owner's suite with cozy sitting area (per plan) and dramatic tray ceilings
- Spacious bonus room per plan
- *Melamine closet shelving bedrooms, pantry, linen and coat.*

GOURMET KITCHENS

- *42" Flat panel, full overlay stained or painted cabinets with crown moulding and soft close doors and drawers*
- Granite countertops level 1
- *Whirlpool stainless steel appliances featuring 36" 5 burner gas cooktop, vent hood vented to outside, 30" single convection oven, separate 30" microwave, and built-in dishwasher.*
- Ice-maker hookup for refrigerator
- 50/50 stainless steel double-bowl undermount sink with Moen[®] faucet
- Ceramic tile backsplash
- Convenient breakfast bar or island (per plan)
- Oversized walk-in pantry (per plan)
- Recessed can lighting (per plan)

LUXURIOUS SPA BATHS

- Soaring 11' ceilings in owner's suite bath
- Dual raised vanities in owner's suite (per plan)
- *Flat panel, full overlay stained cabinets in owner's suite with level 1 granite countertops*
- *8" spread faucets in owner's suite & 1st floor bath*
- Acrylic garden tub in owner's suite
- 12" X 12" ceramic tile floors and shower surrounds in owner's suite & *secondary baths*
- *Level one granite 1st floor bath & Flat panel, full overlay stained cabinets (per plan)*
- Moen[®] chrome plumbing fixtures in all baths
- Upgraded Sterling[®] elongated water closets
- *Semi-frameless shower doors in owner's suite*

ENERGY-ENGINEERED FEATURES

- 14 S.E.E.R. Carrier dual heating/cooling system
- Programmable thermostat for each heating/cooling system on 1st and 2nd floors
- 50-gallon electric water heater
- Insulated exterior doors
- *Insulated vinyl Low E windows with tilt-out sash*
- Exterior caulking around all doors & windows
- *R-30 blown insulated ceilings; R-13 in walls; R-30 in vaults*
- Full OSB sheathing and house wrap
- Energy envelope sealed openings for pipes and wiring to prevent air infiltration
- Ridge vents (attic ventilation)
- Stick built roof
- *Individual private well*

AUTHENTIC EXTERIORS

- Architecturally controlled, professionally designed exteriors with varied materials and *four sides architecture per plan*
- *3 car garage*
- 8' Carriage-style garage doors with automatic door openers
- Concrete-finished driveway
- Hardie-soffit overhangs
- *Metal front porch roof*
- Metal eyebrows & Queen Anne returns
- *Landmark[®] Lifetime Designer Shingles*
- Wood-grained FiberClassic[®] front entry door
- Single-cylinder deadbolts on exterior doors
- Grids between glass on front windows (per plan)
- Professionally designed landscaping with generous allowance
- *Concrete front porch*
- Two exterior hose bibs

QUALITY CONSTRUCTION

- Six scheduled meetings with Project Manager:
 - Pre-Construction Conference (PCC)
 - Pre-Drywall Orientation (PDO)
 - Pre-Settlement Orientation (PSO)
 - Final Sign Off (FSO)
 - Post-Closing Review (PCR)
 - Final Warranty Review (FWR)
- One-year limited warranty program
- Ten-year structural warranty
- Foundation and framing inspections by an independent structural engineer
- Engineered floor systems with Advantech[®] sub-flooring
- Durock behind tiled surfaces in wet areas
- Termite treatment

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