

# Bryarton Village

## Refined Interior Features

- \* 9 ft. ceilings on first floor
- \* Hardwood flooring throughout first floor (Level 1)(3" and 5" available)
- \* Laundry room with ceramic tile floor
- \* 3-5/8" crown on first floor (Excludes powder room, pantry, & closets)
- \* 2 Panel Cheyenne interior doors
- \* Polished satin nickel interior door levers
- \* Interior light fixtures
- \* Interior Paint: two coats flat latex
- \* Electric smoke alarms with battery back-up
- \* Overhead lighting in walk-in closets
- \* Carpet throughout upstairs living area with 6lb pad
- \* Washer and Dryer hookups
- \* MDF wood shelving in all closets
- \* Ceiling fan in living room and prewired in master bedroom
- \* Structured wiring throughout: pre-wired with CAT-5 (5 included), telephone (2) and cable outlets (4)
- \* One switched receptacle in

## Quality Exterior Features

- \* Maintenance-free vinyl siding, trim and soffits, with decorative accents
- \* Decorative Exteriors with Stone details, per elevation
- \* Fiberglass 3/4-lite front entry door with two full side lights and transom
- \* Deadbolts on all exterior entry doors
- \* Maintenance-free vinyl shutters on front windows
- \* Vinyl single hung low-E windows
- \* Exterior overhead light fixtures at entry doors
- \* Exterior garage coach light
- \* 2 Exterior weather resistant electrical outlets
- \* 2 Exterior hose bibs
- \* Fully sodded front, side and rear lawns with landscape package
- \* One-car garage, drywall finished and painted
- \* Garages with glass and opener with remote
- \* 6' Privacy fence separating backyards

## Luxury Kitchen Features

- \* 42" maple cabinets with crown molding and decorative cabinet pulls
- \* Generously sized kitchen island for seating
- \* Bulter's pantry with MDF wood shelving
- \* Frigidaire stainless steel appliance package includes: oven with easy clean cooktop, OTR microwave, dishwasher and disposal
- \* Cabinet vent hood (vented to exterior)
- \* Recessed icemaker waterline connection for refrigerator
- \* Pendant lighting over island
- \* Granite countertops (choice of colors)
- \* Stainless steel, double bowl, under mount kitchen sink
- \* High arch kitchen sink faucet with sprayer
- \* Recessed lighting

PETERSON  
& Roshelli Group

BERKSHIRE HATHAWAY | York Simpson Underwood Realty  
HomeServices

# Bryarton Village

## Features for Energy Efficiency

- \* 14 SEER High-quality name-brand central heating and air conditioning (dual zone per floor plan)
- \* Programmable thermostats
- \* 50 gallon electric water heater
- \* 200 AMP Electric Service with Circuit Breaker Box
- \* Maintenance-Free and energy efficient vinyl tilt-in windows
- \* R-19 floor insulation
- \* R-38 ceiling insulation
- \* R-13 wall insulation
- \* Expanded foam insulation at exterior outlets and plumbing openings
- \* AERCON aerated concrete between units

## High Quality Construction

- \* Monolithic slab construction
- \* Professionally engineered truss roof system
- \* Termite treatment
- \* OSB roof sheathing
- \* 3/4" tongue and groove subfloor
- \* Exterior wood sheathing with House Wrap
- \* 30 year Architectural asphalt shingles

## Master Bath Features

- \* Large shower with tiled walls
- \* Adult height Maple dual vanity cabinets in bathrooms
- \* Cultured marble one-piece dual vanity tops in bathrooms with large vanity mirrors (matte finish, round or square basin)
- \* Vanity lighting fixtures
- \* Ceramic tile
- \* Elongated toilet

## Secondary Bath Features

- \* Maintenance-free fiberglass tub and shower units (per plan)
- \* Adult height Maple vanity cabinets in bathrooms
- \* Cultured marble one-piece vanity tops in bathrooms with large vanity mirrors (matte finish, round or square basin)
- \* Vanity lighting fixtures
- \* Ceramic tile
- \* Elongated toilets

## Community Features

- \* Active community with Home Owner's Association
- \* Professionally maintained and managed common areas
- \* Professionally maintained exterior (roof, siding) included with HOA
- \* Private pool access included with HOA
- \* Community Mailbox Kiosk

## Customer Service

- \* Pre-Construction Conference with Project Manager
- \* Pre-Drywall Conference with Project Manager
- \* Quality Assurance Inspection 2 weeks prior to Closing
- \* New Home Orientation with Project Manager
- \* Professional cleaning prior to home closing
- \* 7 year Structural Warranty

PETERSON  
& Roshelli Group

BERKSHIRE HATHAWAY | York Simpson Underwood Realty  
HomeServices