

LEGENDARY FEATURES

Included in Brandi Ridge

Luxury Kitchen

- ◇ Custom built, hand stained cabinets
- ◇ 42" upper cabinets in kitchen
- ◇ Crown molding above all upper cabinets
- ◇ Hand laid **Ceramic Tile** floor
- ◇ Hand laid **Ceramic Tile** backsplash over countertops set on 458
- ◇ (4) Recessed can lights
- ◇ Bow-bay window in nook (per plan)
- ◇ Centralized service island with sink
- ◇ **3 cm Granite or Solid Surface** counter tops in designer colors
- ◇ Deep well under mount **Stainless Steel** sink
- ◇ Deep shelved pantry
- ◇ **Frigidaire®** built-in full size oven, microwave and glass smooth top drop-in cook top
- ◇ **Frigidaire®** multi-cycle dishwasher
- ◇ Appliance choice in white, black or stainless steel
- ◇ High capacity 1/3 hp food disposal unit
- ◇ Dual basin sink with vegetable sprayer
- ◇ **Delta®** Victorian bronze faucet
- ◇ Refrigeration water line for ice maker

Master Retreat & Bath

- ◇ Spacious walk-in closet
- ◇ Bow-bay seating area (per plan)
- ◇ Ceiling fan with light kit
- ◇ Pre-wired for phone and TV
- ◇ Hand laid ceramic tile in bath
- ◇ Cultured marble vanity tops with dual sinks, raised vanity for him
- ◇ Oversized vanity with make-up seating for her (per plan)
- ◇ Custom built hand stained cabinets
- ◇ Quality **Delta®** Victorian bronze faucets
- ◇ Stylish water closet with exhaust fan
- ◇ Oversized garden tub with hand laid ceramic tile surround
- ◇ Separate glass enclosed 42"-48" shower with hand laid **Ceramic Tile** and sitting ledge (per plan)
- ◇ Beveled edge glass mirror

Utility Room

- ◇ Hand laid ceramic tile floor

Utility Room (Cont.)

- ◇ Washer and dryer connections with recessed dryer exhaust to exterior
- ◇ Air-conditioned with separate exhaust fan
- ◇ Detergent shelf with drying rod

Fireplace

- ◇ Cozy 36" wood burning fireplace
- ◇ Cast stone fireplace surround custom cast stone mantle
- ◇ Glass fireplace doors w/ black trim

Hardware

- ◇ Rubbed oil bronze door hardware
- ◇ **Kwikset®** privacy dead bolt locks on front and back doors

Electrical

- ◇ Rubbed oil bronze lighting fixtures
- ◇ Copper electrical wiring
- ◇ GFI electrical outlets on kitchen, baths and exterior of home
- ◇ (1) Garage door opener w/ 2 remotes
- ◇ 2 (CAT-5) phone jacks
- ◇ 2 (RG-6) cable TV/Phone dual jacks
- ◇ Smoke detectors to code
- ◇ Full security system (windows and doors) with 1 key pad
- ◇ Electric door chime

Plumbing

- ◇ **Delta®** Victorian bronze faucets in kitchen and baths
- ◇ 2 "frost proof" exterior water faucets
- ◇ Rapid recovery 50 gallon water heater

Heating/Air Conditioning

- ◇ High efficiency **Trane®** 14+ SEER rated Heat pump HVAC system w/ variable speed air handler(s)
- ◇ Electronically programmable thermostat
- ◇ Dual zoned heating and cooling on all two story designs
- ◇ 4" plenum filter(s)

Interior

- ◇ Rounded corners in presentation areas
- ◇ Luxury foyer with hand laid custom **Wood Flooring** stained on site
- ◇ **Wrought Iron** balusters w/ oak handrail on stairs w/ wood starter step & volutes
- ◇ Plush wall to wall carpeting with thick ½" pad
- ◇ Raised 6-panel interior doors
- ◇ 4' glass French doors on study (per plan)
- ◇ Coffered ceilings in formal and master retreat (per plan)
- ◇ 3 rooms or wraps of crown molding
- ◇ Choice of uniform wall paint color accented with two tone on wood trim
- ◇ 3" base board molding throughout home

Windows & Exterior

Doors

- ◇ Dual paned (LoE2) windows with Selective Low E glazing, includes screens
- ◇ 8' raised panel fiber classic **Lead Glass** front door
- ◇ Steel garage door
- ◇ Insulated louvered light back patio door

Insulation

- ◇ Radiant Barrier **Tech-Shield®** decking on roof
- ◇ R-13 insulation in exterior walls
- ◇ R-19 insulation in ceiling slopes
- ◇ R-38 insulation in ceiling flats
- ◇ Energy conserving insulation with polysealant around base plates, doors and windows to prevent air infiltration
- ◇ ½" blue **Dow®** sheathing on exterior walls

Roof

- ◇ **Atlas®** Pinnacle 35 year dimensional fire resistant shingles
- ◇ Radiant Barrier **Tech-Shield®** decking on roof
- ◇ Covered front porch with metal roofing (per elevation)
- ◇ 8:12 pitch roof

Roof (Cont.)

- ◇ Texas sized covered back patio
- ◇ Durable **Hardi-Plank®** fiber cement on fascia board and brick freeze

Foundation

- ◇ Post Tension Institute certified steel cables in foundation
- ◇ Each foundation engineered for your specific home per community specific geo technical investigations
- ◇ Foundation quality insured by state licensed engineer

Exterior

- ◇ Low maintenance clay fired brick
- ◇ Buff color mortar between bricks
- ◇ Natural stone on entry (100 sq. ft.)
- ◇ On site custom framing
- ◇ **6' wood stained privacy fence** w/ steel posts & two gates
- ◇ Custom fitted construction (no prefab structural materials used)
- ◇ Durable **Hardi-Plank®** fiber cement siding (where applicable)
- ◇ Double flood light on garage eave
- ◇ Sodded front and side yards w/ shrubs & tree
- ◇ Sprinkler system full front, sides and back perimeter
- ◇ Precast address block
- ◇ Side entry garage w/ opener & 2 remotes
- ◇ Brick mailbox
- ◇ City sidewalks throughout community

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