

BRYLEE FARMS

Standard Features

APPLIANCES

Appliance package includes range, dishwasher, and micro-hood. Included package: electric in black or white



MASTER BATH ENCLOSURES

****Per plan: Walk-In Shower-no tub: Fiberglass insert with shower rod**



SECONDARY BATH ENCLOSURES

Tub/Shower combo with fiberglass surround



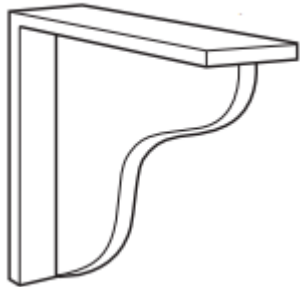

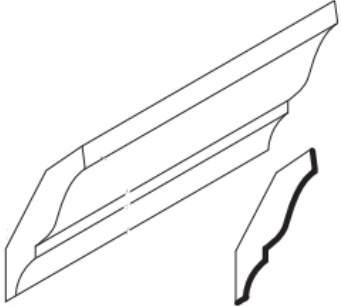
CABINETS

Upper Cabinet Style: Staggered Uppers or 42" Uppers



Oak Cabinets

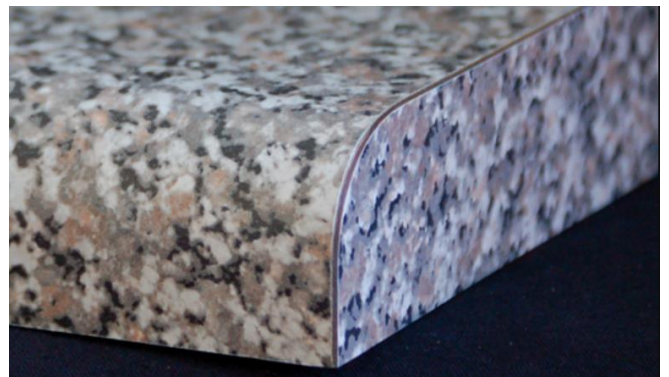
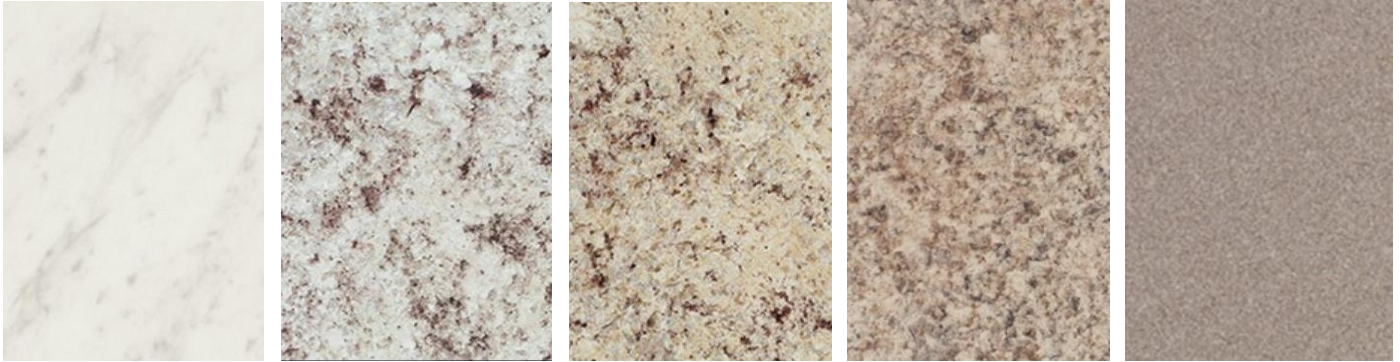


Island Support Corbel	Base Cabinet Set-Up: Drawer and cabinet box w/half shelf	Crown molding included: traditional style
		

COUNTERTOPS

Included backsplash: 4" tall backsplash that matches countertop. Tile backsplashes are available as an upgrade option

HD Laminate: Included in kitchen & bathrooms



Included laminate edge: waterfall

KITCHEN SINKS

Drop-in stainless-steel sink: included with laminate countertops



BATHROOM SINKS

Drop-in round white: included with all laminate countertops





ELECTRICAL

****Exact plates may differ from images below****



Toggle Light Switches / Duplex Outlets

EXTERIOR DOORS

Front door:	Garage service and mud room entry door
 <p data-bbox="337 972 878 1008">2 Panel Square Top / 2 Panel Arch Top</p>	 <p data-bbox="1084 972 1401 1050">6 Panel Raised <i>*Upgrades available at Design Appt</i></p>

INTERIOR DOORS





2 Panel Square Top / 2 Panel Arch Top/ 6 Panel

EXTERIOR COLORS:

***PRE-DETERMINED SCHEMES TO BE SELECTED WITH COMMUNITY SALES
MANAGER***

Included Exterior Coach Lights:

On either side of garage door(s) & by front door	Rear doors and garage service door
 <p data-bbox="407 1024 496 1052">Bronze</p>	 <p data-bbox="1125 997 1214 1024">Bronze</p>

GARAGE DOORS



Shaker-Flat XS



Shaker-CS Long



Classic Long



Shaker Flat Short



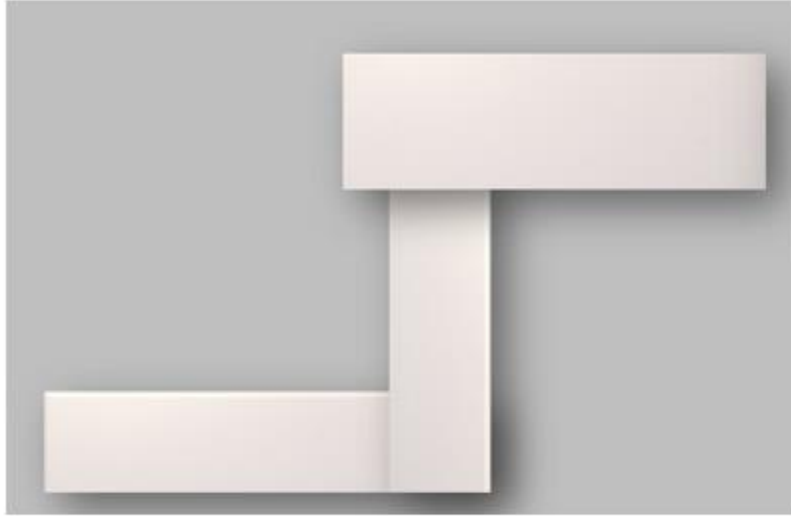
Classic Short

GARAGE DOOR COLORS



FINISH TRIM

Baseboards & trim included style: Standard Craftsman



Standard Craftsman – 3 ½” Baseboard and Casing, 5” Header

FINISH TRIM

Window Drywall Wrap Included: Wood Painted Window Sills are an Upgrade

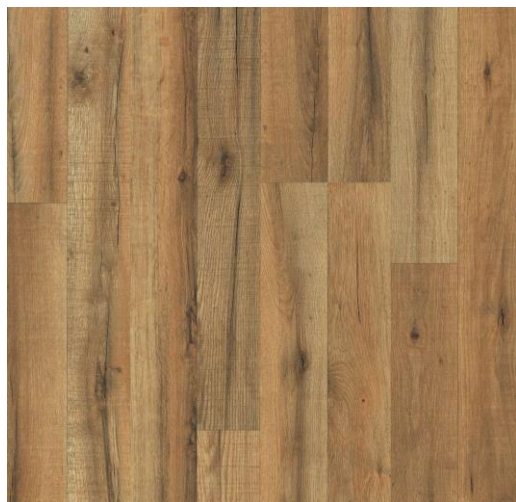


Included painted half wall w/cap & rail painted to match trim; location depends on floorplan. Open railing is available as an upgrade option to replace half wall.



FLOORING

Laminate included in entry, kitchen, nook, mudroom, pantry



FLOORING

Level 2 Floorte included in wet areas (bathrooms & laundry)



FLOORING

Carpet LVL 1 w/6 LB pad included



HARDWARE

Included interior knobs. Bathroom and master bedroom doors will have a lock



Brushed nickel / Oil rubbed bronze

Exterior doors include a keyed knob with round deadbolt.

SGD will have a specific locking mechanism



Brushed nickel / Oil rubbed bronze

Bathroom hardware: towel rings, towel bars, & toilet paper holders:



Included in chrome

LIGHTING

3 Bulb flush mount ceiling lights



Brushed nickel / Oil rubbed bronze

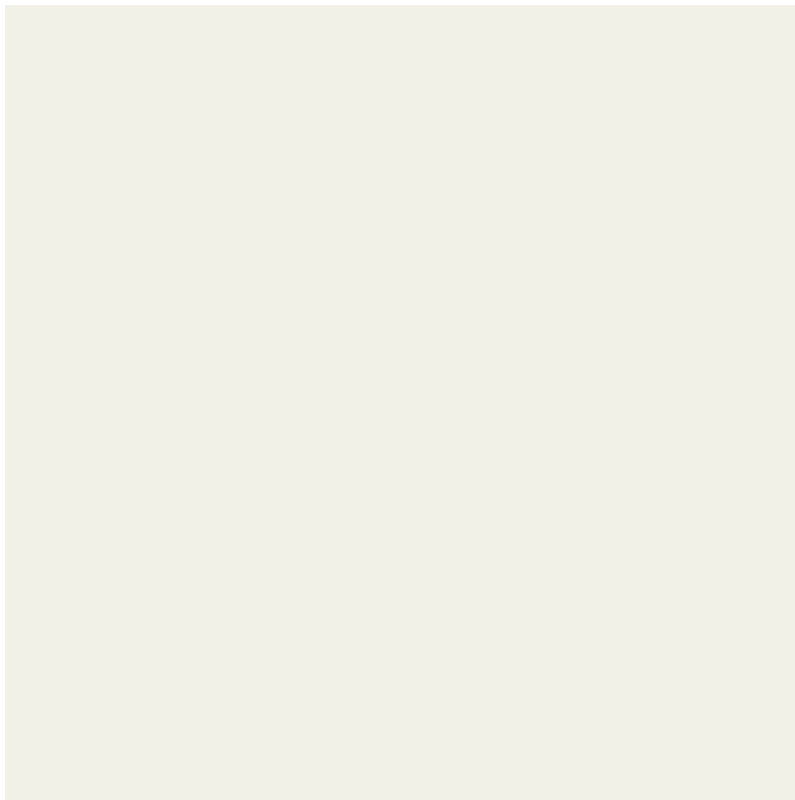
3 Bulb bathroom vanity lights. (1) fixture over each sink



Chrome / Brushed nickel / Oil rubbed bronze

PAINT

One-tone paint included. Walls, ceilings, doors, and trim are painted Alabaster SW 7008 in an eggshell finish



Alabaster SW 7008

PLUMBING

Kitchen Faucet: Moen / Integra / Chrome



Bathroom plumbing fixtures:

(1) sink in master bathroom vanity



Sink faucets / Shower head & tub/shower combo / separate tub filler

MECHANICAL

Number of included furnaces vary per plan. Furnaces are sized to match finished square footage. Included furnace is an 80% efficiency furnace with a 13-SEER AC unit. Upgrades are available in HomeFitting.

MIRRORS

All bathrooms come with mirrors sized to match the vanity. Mirrors are mounted to the wall with clips. Mirror frames are available as an upgrade in HomeFitting.

INSULATION

Attic: R-38 Blown-in insulation included

Exterior walls: R-19 Roll & Batt insulation on all exterior walls (except garage)

Insulated garage doors and exterior garage walls can be added as an option in HomeFitting.

EXTERIORS

- **PRE-DETERMINED EXTERIOR SCHEMES**
- **UPGRADED EXTERIOR LIGHTING “DOWNLIGHT” REQUIREMENT**

BRYLEE FARMS | Standard Features

- ARISTOKRAFT OAKLAND OAK CABINETS
- STAGGERED OR 42" UPPER KITCHEN CABINETS W/ CROWN MOLDING
- SINGLE SINK VANITY @MASTER
- HD LAMINATE COUNTERTOPS @KITCHEN/BATHROOMS
- 50/50 TOP MOUNT STAINLESS STEEL KITCHEN SINK
- LEVEL 1 ELECTRIC (B/W) APPLIANCE PACKAGE
- WALK-IN FIBERGLASS INSERT SHOWER WITH SHOWER ROD @MASTER BATH-PER PLAN
- TUB/SHOWER COMBO WITH FIBERGLASS SURROUND @SECONDARY BATHROOM
- CHROME BATH PLUMBING/HARDWARE PACKAGE
- CARPET LEVEL 1
- 6# CARPET PAD
- LEVEL 1 LAMINATE @ ENTRY, KITCHEN, NOOK, & MUDROOM (*PER PLAN*)
- LEVEL 2 FLOORING @ BATHS/LAUNDRY
- 1 TONE PAINT (ALABASTER SW 7008)
- STANDARD MITERED BASE/CASE
- 80% EFFICIENT FURNACE W/ 13 SEER AC UNIT
- 40 GALLON GAS HOT WATER HEATER
- DRYWALL WRAPPED WINDOW SILLS