Oak Meadows Estates

INCLUDED FEATURES

KITCHEN FEATURES

- Merillat® Birch Cabinetry (Level 1) w/ Choice of Cabinet Color
- Decorative Cabinet Hardware (Level 1)
- Alternate Kitchen Package w/ Island and Mini Pendants (Per Plans)
- Staggered Height Kitchen Wall Cabinets w/ Matching Crown Molding (Per Plans)
- Refrigerator End Panel (Per Plans) w/ 12" Deep Wall Cabinet Pulled Forward for Easy Access
- Cabinet Accessory Package with Two Rollout Trays and Rollout Trash Bin Cabinet
- Granite Kitchen Counters (Level 1)
- Stainless Moen® Arbor Faucet with Undermount Stainless Steel Sink
- Moen® Garbage Disposal
- Stainless Steel GE® Appliance Package (Level 1) including Electric Range w/ Ceramic Glass Top, Built-In Dishwasher and Microwave-Hood Vented to Exterior
- Water Line for Future Ice Maker
- Kitchen Ceiling Light w/ Recessed Light above Sink

BATH FEATURES

- Pedestal Sink in Powder Room
- Merillat® Birch Vanity Cabinet (Level 1) in Full Bathrooms for Extra Storage
- Decorative Cabinet Hardware (Level 1)
- Double Bowl Vanity Package w/ Raised Height Vanity and 60" Shower in Owner's Bathroom (Per Plans)
- Virginia Marble® Cultured Marble Vanity Top and Integrated Sink for Easy Cleaning
- Moen® Single Lever Chrome Faucets and Bath Accessories - Towel Ring, Toilet Paper Holders, Towel Bars and Shower Curtain Rods (Per Plans)
- Chrome Framed Sliding Shower Enclosure in Owner's Bathroom (Per Plans)
- Exhaust Fan/Light Combination in Full Baths and Exhaust Fan Only in Half Baths - Vented to Exterior
- Oasis® One-Piece Fiberglass Tubs/Showers for Easy Maintenance
- Vanity Mirrors in All Bathrooms
- Standard Height Round Front Bowl Toilets

INTERIOR HIGHLIGHTS

- Decorative Interior Doors w/ Satin Nickel Schlage® Stratus Interior Doorknobs, Hinges and Door Stops
- Bi-Opening Closet/Pantry/Linen Doors (Per Plans)
- Windowsills w/ Apron Trim and Drywall Returns at Windows
- 8' Ceilings include 3 ¼" Colonial Baseboard Trim and 2 ¼" Colonial Casing
- 9' First Floor Ceilings (Per Plans) feature 5 ¼" Colonial Baseboard and 3 ¼" Colonial Casing
- Sherwin Williams® Princeton White Paint - Semi-Gloss Finish for Trim and Flat Finish for Ceilings and Walls
- Rubbermaid® Ventilated Shelving in Closets, Pantry and Laundry (Per Plans)
- First Floor Square Baluster Stair Railing Package (Per Plans)
- Oak Handrails at Stairs in Finished Areas and Choice of Minwax® Stain Color
- Brushed Nickel Sea Gull Lighting® Interior Lighting Package with Chrome Vanity Lights
- Engineered Vinyl Planks (Level 1) in Foyer, Kitchen, Breakfast Area, Dining Room, Laundry and All Bathrooms (Per Plans)
- Upgraded Wall-to-Wall Shaw® Carpeting (Level 2) w/ 6 lb. Carpet Pad throughout rest of Home

BERKS HOMES ADVANTAGE

- Incentive Offered for Using Preferred Financial Resources
- Experienced Selection Gallery Consultants to Help Personalize Your New Home
- Ten Year Home Warranty
- Pre-Construction Meeting
- Pre-Drywall Meeting
- Pre-Settlement Orientation Meeting
- 3-Month Quality Check Follow Up
- 11-Month Quality Check Follow Up

UTILITIES & CONVENIENCES

- Well and Septic
- Central Air Conditioning
- Lennox® Energy Efficient Heat Pump w/ Centralized Air Return (Two Zones if Two Story Plan)
- Seven Day Programmable Thermostat
- 50 Gallon Electric Water Heater
- Manabloc Plumbing System
- 200 Amp Electric Service w/ 40 Circuit Panel
- Ground Fault Circuit Interrupter Protection (GFCI) in Kitchen and Baths
- Three Outlet Locations for Cable or Phone Jacks
- Ceiling Light in Flex, Family Room, Loft and All Bedrooms (Per Plans)
- Kidde® Smoke Detectors w/ Battery Backup on All Levels and in Each Bedroom
- Kidde® Carbon Monoxide Detector w/ Battery Backup on Bedroom Level
- LiftMaster® Garage Door Opener
- LED Lighting Package Throughout Home for Increased Energy Efficiency and Consumer Savings
- Whole House Surge Protector

EXTERIOR HIGHLIGHTS

- Stone Accents on Front Elevation (Per Plans)
- Straight Lap Mastic® Vinyl Siding
- Decorative Shutters (Per Plans)
- Aluminum Gutters (Seamless), Downspouts and Fascia
- Schlage Plymouth Handleset w/ Plymouth Knob at Front Door
- Tamko® Architectural Fiberglass Shingles
- Side Entry, Two Car Garage
- 8' High Garage Door
- Concrete Walkway from Driveway to Front Door
- Two Frost Free Hose Bibs
- Two Weatherproof Exterior Electrical Outlets
- Professional Landscape Package featuring Graded and Seeded Yard and Front Mulch Bed w/ Shrubbery
- Sea Gull Lighting® Exterior Lighting Package including Exterior Post Light w/ Dusk to Dawn Timer

OUTSTANDING CONSTRUCTION

- Poured Concrete Foundation w/ Steel Reinforcement as needed
- Pressure Treated Sill Plate
- Moisture Resistant ¾" Tongue and Groove Subfloor
- Energy Efficient Kraft-Faced Wall Insulation w/ a Minimum R-19 Value (Per Plans)
- Conditioned Basements w/ R-11 Insulation on Foundation Walls (Per Plans)
- Minimum R-44 Ceiling/Attic Insulation
- House Wrap w/ Vapor Barrier Protection
- Fabricated Roof Trusses
- Air Seal Package
- Sealed Central Air Return Ductwork
- Vinyl Single-Hung, Double-Glazed, Argon Gas, Low "E" Windows w/ Grilles between Glass and Half Screen
- Therma-Tru® Smooth Fiberglass Front Door
- Therma-Tru® Steel Fire-Rated House-to-Garage Door
- Clopay® Insulated Garage Door
- Drywalled Walls and Ceiling in Garage
- Passive Radon System

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Hometown Series

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Specifications are offered subject to errors and omissions, and the builder reserves the right to change said specifications without prior notice. Builder also reserves the right to substitute brands and materials of equal quality, if deemed necessary. All information is deemed to be accurate and is subject to change without notice. REV 8.14.26