

Shady Lane

INCLUDED FEATURES

Central Region
Innovation Series

KITCHEN FEATURES

- Merillat® Birch Cabinetry (Level 1) w/ Choice of Cabinet Color
- Decorative Cabinet Hardware (Level 1)
- Spacious Kitchen Designs
- Laminate Counters in Variety of Color Options
- Chrome Moen® Faucet with Stainless Steel Sink
- Garbage Disposal
- Black GE® Appliance Package (Level 1) including Electric Range w/ Ceramic Glass Top, Built-In Dishwasher and Microwave-Hood
- 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)
- 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)
- Exhaust Fan/Light Combination in Full Baths and Exhaust Fan Only in Half Baths - Vented to Exterior
- One-Piece Fiberglass Tubs/Showers for Easy Maintenance
- Vanity Mirrors in All Bathrooms

INTERIOR HIGHLIGHTS

- Decorative Interior Doors w/ Schlage Stratus Interior Door Knobs/Hinges/Door Stops in Satin Nickel
- Window Sills w/ Apron Trim and Drywall Returns at Windows
- 8' Ceilings include 3 1/4" Colonial Baseboard Trim and 2 1/4" 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)
- Oak Handrails at Stairs in Finished Areas w/ Choice of Minwax® Stain Color
- Brushed Nickel Sea Gull Lighting® Interior Lighting Package with Chrome Vanity Lights
- Shaw® Vinyl Flooring (Level 1) in Foyer, Kitchen, Breakfast Area, Laundry and All Bathrooms
- Wall-to-Wall Shaw® Carpeting (Level 1) 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-Drywall Meeting
- Pre-Settlement Orientation Meeting
- 3-Month Quality Check Follow Up
- 11-Month Quality Check Follow Up

UTILITIES & CONVENIENCES

- Public Water and Sewer
- Central Air Conditioning
- Lennox® Energy Efficient Heat Pump w/ Centralized Air Return
- Seven Day Programmable Thermostat
- 50 Gallon Electric Water Heater
- 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 Family Room, Loft and All Bedrooms (Per Plans)
- Smoke Detectors w/ Battery Backup on All Levels and in Each Bedroom
- Carbon Monoxide Detector w/ Battery Backup on Bedroom Level
- Prewire for Future Garage Door Opener
- LED Lighting Package for Increased Energy Efficiency and Consumer Savings
- Whole House Surge Protector

EXTERIOR HIGHLIGHTS

- Straight Lap Mastic® Vinyl Siding
- Decorative Window Headers (Per Plans)
- Aluminum Gutters (Seamless), Downspouts and Fascia
- Schlage Plymouth Knob w/ Deadbolt at Front Door
- Tamko® Architectural Fiberglass Shingles
- Two Car, Front Entry Garage
- 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
- Azek® Composite Deck w/ Vinyl Railing (Per Plans)

OUTSTANDING CONSTRUCTION

- Poured Concrete Foundation w/ Steel Reinforcement as needed
- Pressure Treated Sill Plate
- Moisture Resistant 3/4" 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
- 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
- Smooth Fiberglass Front Door
- Steel Fire-Rated House-to-Garage Door
- Clopay® Insulated Garage Door
- Drywalled Walls and Ceiling in Garage
- Passive Radon System

**BERKS
HOMES**

since 1973

Specifications are offered subject to errors and omissions and the builder reserves the right to change said specifications w/out prior notice. Builder also reserves the right to substitute brands and materials of equal quality, if deemed necessary.

484.772.2693
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All information is deemed to be accurate and is subject to change without notice. REV 01.13.26