

# Berkeley Floorplan

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## Optional Upgrades Include:

### Kitchen and Bath

- White Carrara Quartz countertops in Kitchen and Primary Bath
- Matte Black and Brushed Nickel finishes throughout
- Premium bath fixtures customized for each design
- Large 60" shower plus shower bench with Rain-shower head in Primary bath and white subway tile surround
- White Micro-Shaker cabinets with full overlay and soft-close throughout

### Smart Samsung Stainless Steel Appliances

- 27.4 cu ft. Side by Side Refrigerator with Dispenser and Ice Maker
- 6.3 cu ft. Smart Freestanding Electric Range with Steam Clean, Wi-Fi, and Voice Control
- Fingerprint Resistant 53 dBA Dishwasher with Height-Adjustable Rack
- 1.7 cu ft Over-the-Range Microwave

### Flooring

- Wood look True Touch Invincible® Luxury Vinyl Plank (Extended Manufacturer's Warranty) \*
- Marvel® 24 oz. bedroom carpeting (Extended Manufacturer's Warranty) \*

### Exterior – Full Upgrade Package

- Sod – front yard, both side yards, and 10' behind the home.
- Balance of lot will be seeded
- Shade tree in front yard
- 6 plant landscape package with 2 foundation shrubs and 4 accent shrubs, mulch in front yard planter beds.
- Two-Car Garage with opener and remote access keypad

\* See manufacturer warranty for details and exclusions.

### HIGHLIGHTS

**Distinctive Architectural  
Design Elements**

**9-foot Ceilings on the  
first floor**

**Beautiful Finishes  
that Draw the Eye  
and Bring You Home**

**Stainless Steel  
Fingerprint Resistant  
Appliances**

**High Quality Shaker-  
Style Cabinetry**

**Energy Efficient  
Construction**

**High Efficiency  
Furnace & AC**

**Under-stair Storage,  
huge closets, XL attic  
access & 10' head  
height in the garage  
for extra overhead  
storage!**

# Specifications

## Exterior

- Distinctive architectural design elements
- Certaineed Mainstreet® vinyl siding with Limited Lifetime Manufacturer Warranty (transferrable)\*
- Insulated, dual-pane, Low-E, Argon Gas single hung windows
- Dimensional Shingle Roof with Limited Lifetime Manufacturer's Warranty\*
- Attached 2-car garage with Clopay® Raised panel garage door and Chamberlain® opener w/ keypad
- Landscaping with front, side, and rear sodding. Remainder of lot seeded.
- Smooth-Star® Fiberglass Entry Door with ¾ clear glass
- TS100 Traditions® Steel Owners Door

## Behind the Scenes

- Concrete slab foundation
- Tyvek® house wrap
- Dual Cat6/Coax outlets in living room and primary bedroom
- Utility access for cable/internet/phone in garage for future connections
- Bryant® 60,000 BTU gas furnace, 90% efficiency; Model #9116SA
- Bryant® 2.5 Ton 30,000 BTU 14 SEER; Model #GA4SAN
- Bradford® 50-gallon electric hot water heater

## Interior

- Optional Drop Zone Bench
- White painted trim with neutral wall colors
- Sliding glass door off main living space.
- Recessed 2-panel, white doors
- Schlage Plymouth® door hardware
- Wood Look True Touch Invincible® Luxury Vinyl Plank (Extended Manufacturer's Warranty) \*
- Marvel® 24 oz. bedroom carpeting (Extended Manufacturer's Warranty) \*
- Champagne Bronze & Brushed Nickle lighting
- Edison light bulbs
- Low profile LED lights stairwell, hall, and laundry room.

## Kitchen

- Wood Look True Touch Invincible® Luxury Vinyl Plank
- White Micro-Shaker cabinetry with full overlay & soft close doors, 96" finish height on upper cabinets & crown molding
- Full island wrap
- White Carrara Quartz Countertops
- Brushed Nickle knobs and pulls
- XL Undermount stainless steel single bowl sink with disposal
- Badger® 1 ½ HP disposal with cord
- Champagne Bronze Delta® one-handle pull-down kitchen faucet
- Champagne Bronze pendant lights

## Primary Bath - White

- Wood Look True Touch Invincible® Luxury Vinyl Plank
- Mansfield® Elongated toilet
- 36"x 60" shower with bench & white subway tile surround
- White Mico-Shaker cabinetry with soft close doors & drawers
- Brushed Nickle cabinet hardware
- Semi-frameless glass shower door
- Double sink with Delta® Geist faucets

## 2<sup>nd</sup> Floor Hall Bath – White \*

- Wood Look True Touch Invincible® Luxury Vinyl Plank
- Mansfield® Elongated toilet
- Shaker style cabinets with full overlay, soft close doors/drawers
- Brushed Nickle cabinet hardware
- Double sink & optional linen closet
- Delta® Classic one-handle 5-spray bathtub shower faucet control
- 60" tub with 3-piece surround

## Powder Room - White

- Wood Look True Touch Invincible® Luxury Vinyl Plank
- Mansfield® Elongated toilet
- Mansfield Maverick® pedestal sink
- Delta® Geist faucet in chrome

## 2<sup>nd</sup> Floor Laundry

- Recessed laundry box with hot and cold hose bibbs
- Laundry pan

\* See manufacturer warranty for details and exclusions.

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