

# BEROLINA SERIES

## Included Features



### INTERIOR DETAILS

- Dramatic 9' ceilings on main and upper floor (per plan)
- Vaulted master suite ceilings (per plan)
- Designer detailed open rail staircase with Craftsman style oversized newels and stained handrail (per plan)
- Cozy 36" gas burning full-height stone fireplace with Craftsman style detailing including hearth
- Single panel bi-fold closet doors
- Custom optional built-ins (per plan)
- Oversized white painted Craftsman style millwork
- White painted crown moulding at formal dining rooms (per plan)
- Custom wrapped mirror frames in master bathroom, and main floor bathrooms
- Full millwork wrapped windows on main floor
- Oversized windows throughout
- Extensive use of can lighting
- Decora rocker electrical switches
- Designer hardware with Century grip front door and Schlage Oil Rubbed Bronze Egg knobs on interior doors
- Efficient, sophisticated chic lighting package throughout
- Designer selected paint colors throughout interior
- Ventilated wire shelving in closets/pantry
- Garages drywalled and fire-taped
- Smurf tube run at great room fireplace location
- Power pre-wire for TV at great room fireplace location
- 3cm slab Pental Quartz at powder and upstairs hall bath, countertops at all bathrooms

### KITCHEN DETAILS

- Stunning 3 cm slab Pental Quartz surfaces at kitchen
- Full-height backsplash
- Entertaining-sized island with overhang and furniture-designed detailing and legs (per plan)
- Pendant lighting at kitchen island
- Pot filler above the range
- Kitchen Aide 36" commercial-style range
- GE Café Series Built-in microwave
- Under cabinet hood
- GE Café Series Energy Star dishwasher
- Stainless steel undermount sink
- Sleek, stainless steel Danze pull-out spray faucet
- 1/3 HP garbage disposal

### MASTER BATH DETAILS

- Innovative five-piece master bathroom with exceptional tile detailing:
  - o Mud set tile shower floor
  - o 3cm slab quartz countertops
  - o Porcelain tile tub deck
- Stylish Delta handle chrome faucets
- Dual china sinks
- Large walk-in closets
- Craftsman shadow box at tub face

### CUSTOM CABINetry

- Shaker-style Alder cabinetry
- Designer-detailed upper cabinets with raised elevations at kitchen (per plan)
- Deluxe cabinets in master bathroom
- Satin Nickel drawer and door pulls
- Soft-close doors and drawers

### FLOORING ACCENTS

- 12" x 24" porcelain tile at bathrooms
- Extensive use of high-quality hardwood flooring
- Shaw CRI low VOC green label carpet

### ENERGY EFFICIENCY

- Tankless water heater
- 95% efficient gas furnace
- Programmable thermostat
- Energy Star windows with Low-E glass

### GARAGE DOORS

- Northwest ranch style door with decorative top glass panel
- 2 car or 3 car garage (per plan)
- Garage door openers

### EXTERIOR DETAILS

- Architectural 30-year composition roofing with lifetime warranty
- Durable Cem-plank 25-year warranty siding with painted accents
- Designer selected exterior color schemes
- Outdoor electrical outlets at front/rear of home
- Beautiful, durable solid wood entry doors with glass (per plan)
- Exterior lighting at garage and back entry (per plan)
- Enclosed stained cedar fencing with gate
- Exposed aggregate at patios, sidewalks, and driveways
- Professionally designed, landscaped, low maintenance, front and rear yards
- Screens at all operable windows and sliding glass doors
- Hose bibs front and rear of home (per plan)
- Exterior designer chosen stone accents (per plan)

