

BRAEBURN RESERVE

Included Features



INTERIOR DETAILS

- 9' ceilings on main floor (per plan)
- Designer detailed open rail staircase with Craftsman style oversized newels (per plan)
- Cozy 36" gas burning fireplace with stone and Craftsman style detailing (per plan)
- White painted paneled doors throughout
- Oversized white painted Craftsman style base and 4" door casing at main floor
- Custom craftsman millwork framed inset mirror in master bathroom, downstairs guest bathroom, and/or powder room
- Extensive use of can lighting
- Decora rocker electrical switches
- Sophisticated chic lighting package throughout
- Designer selected paint colors throughout interior
- Smurf tube run at all fireplace locations
- Oversized windows throughout
- White painted crown moulding at formal dining rooms (per plan)
- Custom optional built-ins (per plan)
- Vaulted master (per plan)
- Oversized sliding glass door
- CAT5 Wiring

KITCHEN DETAILS

- 3 cm designer selected Quartz slabs at kitchen
- Full height back-splash
- Entertaining-sized island with overhang and furniture-designed detailing and legs (per plan)
- Stainless steel Whirlpool appliances with double oven under cabinet hood
- Energy Star dishwasher
- Stainless steel single-bowl undermount sink
- Pull out spray faucet in stainless steel
- 1/3 HP garbage disposal
- Pendant lighting at kitchen island

MASTER BATH DETAILS

- Five-piece master bathrooms with exceptional tile detailing:
 - o Porcelain tile countertops
 - o Porcelain tile tub deck and face
 - o Tile shower surrounds with accent decos (per plan)
- Stylish Delta oil-rubbed bronze faucets
- Dual china sinks
- Large walk-in closets
- Craftsman shadow box at tub face

CUSTOM CABINERY

- Alder shaker style maple cabinets
- Designer-detailed 36" upper cabinets with raised elevations (per plan)
- Deluxe cabinets in master bathroom
- Soft closing doors and drawers

FLOORING ACCENTS

- 12" x 24" porcelain tile at master bathroom and powder bath at main floor (per plan)
- High-quality hardwood flooring
- Shaw CRI low VOC green label carpet

ENERGY EFFICIENCY

- Programmable thermostat
- Energy Star windows with Low-E glass
- Efficient Electric furnace
- Heat pump electric water heater
- Electric American Standard heat pump water heater

GARAGE DOORS

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

EXTERIOR DETAILS

- Architectural 30-year composition roofing
- Durable Cem-plank 25-year warranty siding with painted accents
- Designer selected exterior color schemes
- Outdoor electrical outlets at front/rear of home
- Fiberglass, energy efficient paneled front doors with sidelight and transom windows (per plan)
- Exterior lighting at garage and back entry (per plan)
- Exposed aggregate at walkways
- Professionally designed & landscaped front yard, hydro seed back & irrigation
- Screens at all operable windows and sliding glass doors
- Hose bibs front and rear of home (per plan)
- High performance durable composite decking

