

## EXTERIOR

- Architecture by award winning **Godden | Sudik** Architects
- Contemporary elevations with masonry, accent trim, and stone details
- Durable **Boral** concrete tile roofs
- **LP SmartSide** siding with 30-year limited product warranty
- **Tyvek** exterior house wrap
- Oversized 2 & 3 bay garages\*
- Dual pane ultra-efficient **Amsco Artisan** vinyl Low-E windows
- Insulated 8' tall fiberglass front door
- Modern exterior coach lights
- Exterior self-draining front and rear hose bibs
- Sturdy **Ankmar** steel 8' ft insulated garage door
- 5" galvanized rain gutter system
- **Trex** decks with **Trex** steel joist framing at walk out and garden levels

## INTERIOR

- 10' main and 9' upper level ceilings
- Dramatic main floor flat or volume ceilings\*
- Site-finished red oak flooring at entry and kitchen
- Ceramic tile flooring at master bath (12" x 24")
- 12" x 12" ceramic tile flooring at owners' entry, laundry, and secondary baths
- Upper cabinets in laundry rooms
- Knockdown texture on walls and ceilings
- Classic five panel Riverside interior doors
- Convenient upper floor laundry rooms
- Crisp white accent trim and doors
- Chrome lever interior door hardware
- High tech structured wiring for phone, data and cable
- Plush 25 ounce wall-to-wall carpeting
- Five pound rebound pad
- Designer lighting package in your choice of finish
- 42" modern **Heatilator** gas fireplace
- Insulated and dry-walled garages

## KITCHENS

- Oversized kitchen islands
- **Mid-Continent** maple cabinets with European styled concealed hinges, 42" upper cabinets with crown molding
- Sleek recessed lighting package
- **Whirlpool** appliances (dishwasher, built-in gas cooktop, wall oven/ microwave combo and range hood)
- Waterline for icemaker
- Sleek under-mount double bowl stainless steel sink
- Quartz countertops and islands
- Site finished solid red oak hardwood flooring
- Heavy-duty **Moen** 1/3 h.p. garbage disposal
- 4" quartz backsplash

## BEDROOMS

- Serene master suite
- Oversized walk-in master closets by **Closet Factory**
- Conveniently switched outlets in all bedrooms
- Contemporary five panel Riverside sliding closet doors

## BATHS

- Quartz countertops in all baths
- Full height **Mid-Continent** crafted maple cabinets in master and powder bath
- **Moen Eva** collection faucets throughout
- Under-mount sinks in master and powder
- Tiled master shower pans
- Shower seats per plan in master baths
- 3" x 6" ceramic subway tile surrounds in master shower to the ceiling
- Dual vanity sinks and separate water closet in master bath
- 6" x 6" tile surrounds in secondary bath
- Chic polished chrome, antique bronze or brushed nickel light fixtures
- Scald guard protection on all tubs and shower valves
- Expansive vanities with full vanity length slab mirrors in all baths

## CONSTRUCTION

- Steel reinforced and structurally engineered foundations based on individual home site soil tests
- High performance 2 x 6 framing
- Durable copper wiring
- **Pex** plumbing throughout the house
- Perimeter foundation drain system with sump pump
- Engineered roof truss system
- **BCI** floor joists
- Tongue & groove subfloors nailed and glued
- GFCI kitchen, baths, garage and two exterior outlets
- Complete OSB wall sheathing

## ENERGY FEATURES

- Tested by third party inspectors
- R-49 attic spaces
- R-23 blown fiberglass in 2x6 wall cavity
- R-36 cantilevers, and over garage
- Foam injection at exterior wall penetrations
- **Bradford** 50 gallon water heater power vent
- 92% efficient **Lennox** gas forced air furnace
- 13 SEER **Lennox** central air conditioning

## PLUS

- **Berkeley Homes Quality Assurance Program**
- 10 year limited warranty through **2-10 Homebuyers Warranty**
- Front yard landscaping with automatic sprinkler system, decorative rock, shrubs, and trees
- 3/4 HP garage door opener with 2 controls
- A full line of customizing options are available. Please contact your sales manager for details.

\* Per plan, elevation or lot specific 1/12/18