



BRC Benefits Package

Stylish Exteriors

- Composition Shingle Roofing with 30 Year Warranty
- Lap Siding on all Sides of Exterior Dwelling
- Insulated Steel Front Door with 1/2" Wagon Wheel Light
- Vinyl Energy Star Double Insulate Windows with Grids on Front Windows
- Custom Built Aluminum Window Screens on All Opening Windows
- 2" X 6' Exterior Walls, Engineered Truss Package & Manufactured Floor Joists on Both Floors
- Stone Accents (if applicable, colors and/or style at builder's discretion)
- Exposed Aggregate Concrete Driveway, Walkway & 10' X 15' Patio (if applicable)
- Professionally Landscaped Front Yards with Sod & Shrubbery (all materials & installation will be at the landscapers discretion given the soil conditions & time of year planting takes place)
- Sprinkler System in Front Yard
- 2 Exterior Water Faucets
- 2 Exterior Electrical Outlets

Well Thought Out Interiors

- Pre-Finished Hardwood Flooring in Entry, Kitchen, Nook, Downstairs Hallway & Powder Room
- Vaulted Ceilings (where applicable)
- Ceiling Fans
- High Tech Cabling
- Carpeting in Major Living Area's
- Rounded Corner's on Main Level Living Area's
- Oversized Wood Wrapped Window in Dining Room
- 9' Ceilings on Main Floor & Coffered Ceilings (where applicable)
- Light Orange Peel Texture on Walls with Warm Interior Colors
- 4 or 6 Panel White Doors with White or Stained Millwork
- Spindle Staircase (if applicable)
- Custom Upgraded Light & Hardware Packages
- Rocker Light Switches with White Plate Covers
- Standard Cable Outlets & Phone Jacks in 4 Locations Thru-Out
- Shelving in Closets, Utility and Pantry (if applicable)

Bathrooms

- 5 Piece Master Bath has Fiberglass Soaking Tub with Tile Deck, Backsplash & White China 19" Round Sinks
- Tile Countertops, Tile Backsplash, Flooring & White China
- Powder Room with White China Pedestal Sink & Hardwood Flooring
- 1/4" Glass Mirrors Approximately 42" High

Kitchen Features

- Beech Cabinetry with 1/4" Inset Doors
- Cabinets are Topped with Coordinating Crown Molding
- Stainless Steel Dual Sink Compartment with Pull-Out Spray Faucet
- Granite Tile Countertops & Full Height Tile Backsplash Throughout Kitchen
- Island with Granite Tile Countertops & Tile Self Edge (if applicable)
- Garbage Disposal 1/3 HP
- Plumbed for Ice Maker
- GE Stainless 4 Cycle Dishwasher
- GE Stainless Microwave & Exhausted Vent Hood Combo
- GE Stainless Gas Range with Self Cleaning Oven

Energy & Safety Features

- Hardwired Smoke Detector's Through-out Home
- R-30 Insulation Ceilings & R-38 Insulation in Flat Ceilings
- R-21 Insulation in 2" X 6' Wall Construction
- R-30 Insulation under Flooring
- York 80% Forced Air Gas Furnace with a 7 Day Programmable Electric Thermostat
- Gas Log Fireplace FM1 36" Cottage Direct Vent with Tile Surround & White or Stained Wood Mantle (to match trim, wired for blower)
- Laundry Room
- 1 Year Builder's Warranty & 2-10 Home Buyer's Warranty
- 40 Gallon Quick Recovery Gas Water Heater

Garages

- White Metal Arched Frame Garage Door(s) with Glass Windows (painted to match home color on some models)
- Automatic Garage Door Opener with One Remote

Note: In an effort to continually improve our plans and designs, we reserve the right to change features, plans, prices and specifications without notice. Floorplans and elevations are artists renderings and are used for marketing purposes only.

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For more information: contact Carolyn Cooke (253) 881-3032

Builder reserves the right to make modifications and changes to prices, floorplans, interior/ exterior design, materials and specifications at any time without prior notice and/or obligation.

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