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## *The Brookvale*

<b>Style</b>	Colonial
<b>Foundation</b>	Basement/Crawl space/Slab
<b>Garage</b>	2 Car Attached
<b>Bedrooms/ Baths</b>	3 Bedroom, 2.5 Bath
<b>Square feet</b>	1,952

*\*All standard home specifications are available to be upgraded*

### Standard Home Specifications

<b>Roof Shingles</b>	30 year fiberglass as chosen
<b>Siding</b>	Vinyl siding as chosen Stone to grade as chosen
<b>Shutters</b>	As chosen
<b>Windows</b>	Energy efficient, Low E insulated double hung with tilt sash and screen/grills.
<b>Front Door</b>	Color as chosen
<b>Garage Door(s)</b>	White Panel, Insulated
<b>Interior Walls &amp; Ceilings</b>	Flat latex, Builders White throughout. All Walls and ceilings to be plaster sand finish. Colonial base and casing, 6-panel hardboard doors in semi-gloss finish.

“Builders White” is standard.

**Plumbing Fixtures**

Double bowl, stainless steel Kitchen sink.  
5-foot garden tub with 4-foot shower or 5-foot tub/shower combination in master bath.  
Cultured marble counter tops with integrated bowls.  
Elongated, white commodes in Baths.  
Fiberglass tub and shower units. Moen single lever faucets with Chrome finish throughout.  
Floor drain in garage (if applicable).

**Appliances**

*All stainless steel*  
Range  
Dishwasher  
Micro-hood

**Flooring**

Hardwood in Foyer, Hallway, Dining Room and Powder Room  
Vinyl in Kitchen, Laundry and Baths  
Carpet in bedrooms, Living Room and Dining Room

**Kitchen/Baths Cabinets & Counter tops**

Post form laminate counter tops as chosen.  
Upgraded cabinets in Kitchen, standard cabinets in Baths.

**Light Fixtures**

Lighting as chosen. Ceiling fans in all bedrooms and Living Room.

**Telephone Outlets**

One in all bedrooms and in Kitchen

**Cable TV outlets**

One in all bedrooms and Living Room

**Insulation**

PER CODE

**Fireplace**

Optional

**Exterior Specification Details**

<b>Deck</b>	Wood deck or concrete patio 10'x15'
<b>Water spigots</b>	As Installed
<b>Electric outlets</b>	Ground fault interrupter at front and back of home.
<b>Driveway</b>	Paved Asphalt
<b>Gutters</b>	Down spouts and splash blocks
<b>Landscaping</b>	<p>Basic landscaping package picked by Seller before development and/or construction.</p> <p>Includes six (6) 12" to 15" shrubs within 5' of the front plane of home, planted in mulch beds.</p> <p>One shade tree to be provided.</p> <p>Landscaping to include fine grading and seeding.</p> <p>Seeding and straw to include only the disturbed area of property. Any future settling or reshaping will be purchasers' responsibility. Newly seeded lawns are not guaranteed. New lawns require maximum maintenance by purchaser until established. Plants may require watering in cold weather as well as during warm periods.</p>
<b>Concrete sidewalk</b>	Front entry of home to driveway
<b>Mailbox</b>	Builders selection