



This List Is All Included At
862 North Carly Circle in Blackberry Woods
Lot 44 – Bristol Model – 2650sq.ft.
Price at \$265,990.00

Interior Features

- Full basement – no crawl
- 3 car garage, insulated, dry walled & taped
- Nine foot ceilings on the first floor
- 36” energy efficient fireplace with glass front
- Custom brick front on fireplace with custom mantel
- All painted trim with six-panel painted doors
- Large walk-in closet in master bedroom
- Custom oak stairs & railings with carpet runner
- Oak railings over looking foyer, no ½ walls
- Recessed can light over kitchen sink
- Full bath rough in basement
- Pre-wired for 3 phone and 3 TV jacks
- Ceramic tile floors in all bath rooms
- Ceramic tile floor in laundry room
- Hardwood in foyer, kitchen & dinette
- Deadbolts on exterior doors, front & back
- Sink in laundry room
- Fan boxes in all bedrooms, study & family room
- Wood returns around all windows with casing
- Arched openings in dining room
- Light fixture allowance \$650
- Satin nickel Schlage door handles & hinges

Kitchen

- Maple cabinets with 36” uppers & crown molding
- Granite counter tops in kitchen with back splash
- Stainless steel sink, Moen faucet & garbage disposal
- Kenmore appliances: Range, microwave & dishwasher
- Ice line to refrigerator

Bath

- 60” x 42” soaking tub in master bath with oversized ceramic tiled tub deck & separate shower
- Moen faucets in all bath rooms with posi temp shower faucet
- Vanity cabinets with cultured marble tops
- Double bowl sink in master & hall bath

Exterior Features

- 30-year architectural series shingles
- High Quality vinyl siding
- Partial brick front
- Aluminum soffit, fascia and gutters
- Two frost proof hose bibs and GFI outlets
- Asphalt driveway with concrete service walk and stoop
- Vinyl single hung windows w/low E and screens
- Windows on front of house with grills in air space
- Six panel smooth star front door with sidelights
- 8’ tall, 24 GA insulated steel raise panel doors with outlets for garage door openers
- Sod front yard, seed in side & rear yard
- Concrete service & public walk
-

Quality Construction Features

- 200 amp electric service
- 90% + high efficiency furnace
- Humidifier – high vents on 2nd floor
- Smoke / Carbon Monoxide detectors to code
- DOW STYROFOAM WEATHERMATE HOUSE WRAP
- Cellulose insulation in attic (mildew resistant, fire retardant, insect resistant , reduces sound & increases R – value) Ceiling insulation R-38 - walls R - 18 composite wall
- Central air conditioning - 13 seer
- Bradford white 50 gallon power vented water heater
- Deluxe programmable thermostat
- All sill plates and holes through wall plates are sealed with fire retardant foam which helps to prevent air leakage
- Passive radon mitigation with a sealed sump pit
- Custom stick built roofs – no trusses – California corners , allows insulation in corners
-

Our Customer Care Program includes a Pre-Construction meeting and a Pre-Drywall meeting.

We will customize any feature.

We reserve the right to change features with out notice.9/1/2009