



This List Is Included At
865 Carly Court in Blackberry Woods
Lot 35 - Carly Marie I Model - 3630sq.ft.
Priced at \$335,900.00

Interior Features

- 9' Full basement – no crawl
- 3 car garage, insulated, dry walled & taped
- Nine foot ceilings on the first floor
- 10' x 6'6" bump out in dinette
- 36" energy efficient fireplace with glass front
- Custom brick front on fireplace with custom mantel
- Vaulted ceiling in master bedroom
- Two 15 light French doors in study
- Three custom oak columns in family room
- All painted trim with six-panel painted doors
- Over size trim on first floor
- 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
- Walkway to kitchen in hardwood
- Deadbolts on exterior doors, front & back
- Sink in laundry room
- Fan boxes in all bedrooms, study & family room
- Double doors to master bed room
- Wood returns around all windows with casing
- Arched openings in living room & dining room
- Upgraded Light fixtures
- Satin nickel Schlage door handles & hinges

Kitchen

- Maple cabinets with 36" uppers & crown molding
- Granite counter tops in kitchen
- Stainless steel sink, Moen faucet & garbage disposal
- Kenmore appliances: Double oven, cook top, microwave & dishwasher
- Ice line to refrigerator

Bath

- 60" x 42" soaking tub in master bath with oversized ceramic tiled tub deck & separate shower
- 3 ½ bath rooms
- Master shower with two tiled walls & glass wall to soaking tub
- Moen faucets in all bath rooms with posi temp shower faucet
- Vanity cabinets with cultured marble tops
- Double bowl sink in master & hall bath (per plan)

Exterior Features

- 30-year architectural series shingles
- High Quality vinyl siding
- Brick front with 2 - story bay - stone added to 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
- Ceiling insulation R-38 - walls R - 18 composite
- 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

We will customize any feature.