

Briggs

VILLAGE

HARVEST TOWN HOMES

#1801 MASTER DOWN SPECIFICATIONS

EXTERIOR

- Exterior Elevations, bevel Hardiplank siding with pre primed trim.
- Pre primed wood trim around all windows.
- Laminated 30 Year asphalt composition roofing shingles
- Continuous Aluminum gutters and downspouts. All downspouts connected to drain lines and storm drainage.
- All operable windows include screens.
- Metal 8 ft Tall garage doors with vinyl stop and seal. Garage door openers for each door and keyless entry pad. 2 remotes included.
- Large front porch entries
- Exposed aggregate sidewalks patios and driveway.
- Fully landscaped yard with front yard irrigation system installed.
- Glass top Craftsman Style, Fiberglass 8 foot Tall entry door painted in accent color outside. Decorator entry lever lockset.
- Upgraded Almond vinyl windows throughout. 8 foot by 8 foot Tall sliding glass doors.
- 2 switched electrical circuits by patio sliding door, 1 for future accent yard lighting and 1 for future water feature.
- Large covered back porch of exposed aggregate.
- 3 color exterior paint scheme. 2 Body Colors, window & Corner trim Color.
- Complete front, side & rear yard landscaping with Fenced in patio side yard including gate and Decorative trellis.

INTERIOR

- Spectacular Vaulted entryway and Great Room ceilings with 6 foot skylights. 9-foot high ceilings throughout remainder of first level of home. Second level 9-foot high ceilings.
- Sheetrock with orange peel texture throughout.
- Painted Door & Trim package thought home using 5" tall base moldings Throughout 3/4" wide casings with Architectural headers over doors. All living area windows on first floor full wood wrap to match doors trim. All second level windows with stool and apron. 2 Panel interior doors with Beaded Craftsman style doors.
- Door hardware is lever style in nickel or satin finish.
- Decorative beaded glass Pantry door.
- Hardwood flooring in Entry, Great Room, Kitchen, Powder room & Pantry
- Tile flooring in master bathroom. Vinyl Flooring in upstairs bathroom & laundry.
- Large Kitchen with Beech wood Cabinets with concealed hinges, Dovetail wood drawers, Wood grain interiors. Full extension drawer guides and Soft close drawers and doors. Built-in 2 can recycle center. All doors and drawers include pulls.
- Architectural cabinet crown moldings on kitchen cabinetry.
- Solid Custom fabricated Granite countertops in Kitchen with eating bar, Full glass mosaic tile backsplashes. Stainless steel under mount sink with Moen pull out faucet
- GE Gas Stainless Cooktop. Stainless Steel microwave range hood combination over Cooktop. Stainless Steel Dishwasher.
- Powder room with full cabinet and china sink. Moen Faucets
- Gas fireplace with wiring for circulating fan. New energy saving smart pilot technology that lights pilot only when unit is turned on.
- Fireplace tile surround with custom built mantle. TV. niche with cable, power and conduit chase for easy routing of Hi Definition wiring.
- High efficiency 95% Gas furnace and advanced 7-day programmable thermostat. Pre Plumbed & wired for future Air Conditioning.
- Gas, high recovery water heater.
- Chrome Moen bathroom faucets with Porcelain 19" Oval sinks. Moen Kitchen faucet with pullout sprayer.
- Telephone outlets in all bedrooms and one in pantry for cordless phone base unit.
- Television outlets in all bedrooms and Great room. Two in large upstairs bedroom for flexible furniture placement.
- 5 foot wide Tile Master bath shower, with deco accents. Premium Tall Euro style shower door. Large ventilation fan.
- His and Hers sinks in Master bath. Reverse vanity gives 2 extra drawers at each sink. All doors and drawers with pulls.
- Custom crafted balcony railing with iron spindles.
- Smart closets with 50% double shelf and pole & 50% single in master closet. Built in shelf unit in master closet.
- Premium carpets over premium 8 lbs re-bond padding.
- Extensive use of can lighting. Designer lighting package
- Large Laundry room with fiberglass utility sink. Clothes hanging rod and shelf over washer and dryer.
- Garage exterior lighting on photo cell with override switch in garage.



SANDRA JOLSON

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VILLAGE

HARVEST TOWN HOMES

#1529 COURTYARD HOME SPECIFICATIONS

EXTERIOR

- Exterior Elevations, bevel Hardiplank siding with pre primed trim.
- Pre primed wood trim around all windows.
- Laminated 30 Year asphalt composition roofing shingles
- Continuous Aluminum gutters and downspouts. All downspouts connected to drain lines and storm drainage.
- Metal 8 ft high garage doors with vinyl stop and seal. Garage door opener and keyless entry pad. 2 remotes included.
- Large front porch entry with 3 Skylights and vaulted ceiling.
- Exposed aggregate sidewalks patio and driveway.
- Fully landscaped yard with front yard Irrigation system installed.
- Glass top Craftsman Style 8 foot Tall entry door painted in accent color outside. Decorator entry lever lockset.
- Upgraded Almond vinyl windows throughout. Large 8 foot by 8 foot sliding door. All operable windows include screens.
- Switched electrical circuit by Porch sliding door for future accent yard lighting.
- 3 color exterior paint scheme. 2 Body Colors, window & Corner trim Color.

INTERIOR

- Soaring 9-foot high ceilings throughout both first and second floors.
- Sheetrock with orange peel texture throughout.
- Painted Door & Trim package thought home using 5" tall base moldings Throughout. 3 1/4" wide casings with Architectural headers over doors. All living area windows on first floor full wood wrap to match doors trim. All second level windows with stool and apron. 2 Panel Beaded Craftsman style interior doors.
- Door hardware is lever style in nickel or satin finish.
- Hardwood flooring in Entry, Great Room, Kitchen and Powder room, covering the entire first floor.
- Tile flooring in master bath. Vinyl flooring in 2nd bath & laundry.
- Large Kitchen with Beech wood Cabinets with concealed hinges, Dovetail wood drawers, Wood grain interiors. Full extension drawer guides and Soft close drawers and doors. All doors and drawers include pulls.
- Architectural cabinet crown moldings on kitchen cabinetry.
- Solid Custom fabricated Granite countertops in Kitch, Full glass mosaic tile backsplashes. Stainless steel under mount sink with Moen pull out faucet
- GE Gas Stainless Cooktop. Stainless Steel microwave range hood combination over Cooktop. Stainless Steel Dishwasher.
- Powder room with full cabinet and china sink with tile counter. Moen Faucets
- High efficiency 95 % Gas furnace with advanced 7-day programmable thermostat. Pre Plumbed & wired for future Air Conditioning.
- Gas, high recovery water heater.
- Stainless or nickel Moen bathroom faucets with Porcelain 19" Oval sinks. Moen Kitchen faucet with pullout sprayer.
- Telephone outlets in all bedrooms and one in entry closet for cordless phone base unit.
- Television outlets in all bedrooms, 2 in Great room for flexible furniture placement.
- Master shower 5 foot with 2 seats and premium glass door.
- His and Hers sinks in Master bath. Huge 6 drawer vanity with soft close drawers and full extension hardware. All doors and drawers have pulls.
- 2 Large closets in master bedroom, one walk in and one double door. Walk in has custom shelf unit and 50% double shelf and pole & 50% single
- Large, deep linen cabinet in upstairs hall.
- Premium carpets over 8lbs rebond padding.
- Extensive use of can lighting. Designer lighting package
- Large Laundry room with a fiberglass utility sink in a cabinet and clothes hanging rod with shelf.
- Garage exterior lighting on photo cell with override switch in garage.



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