

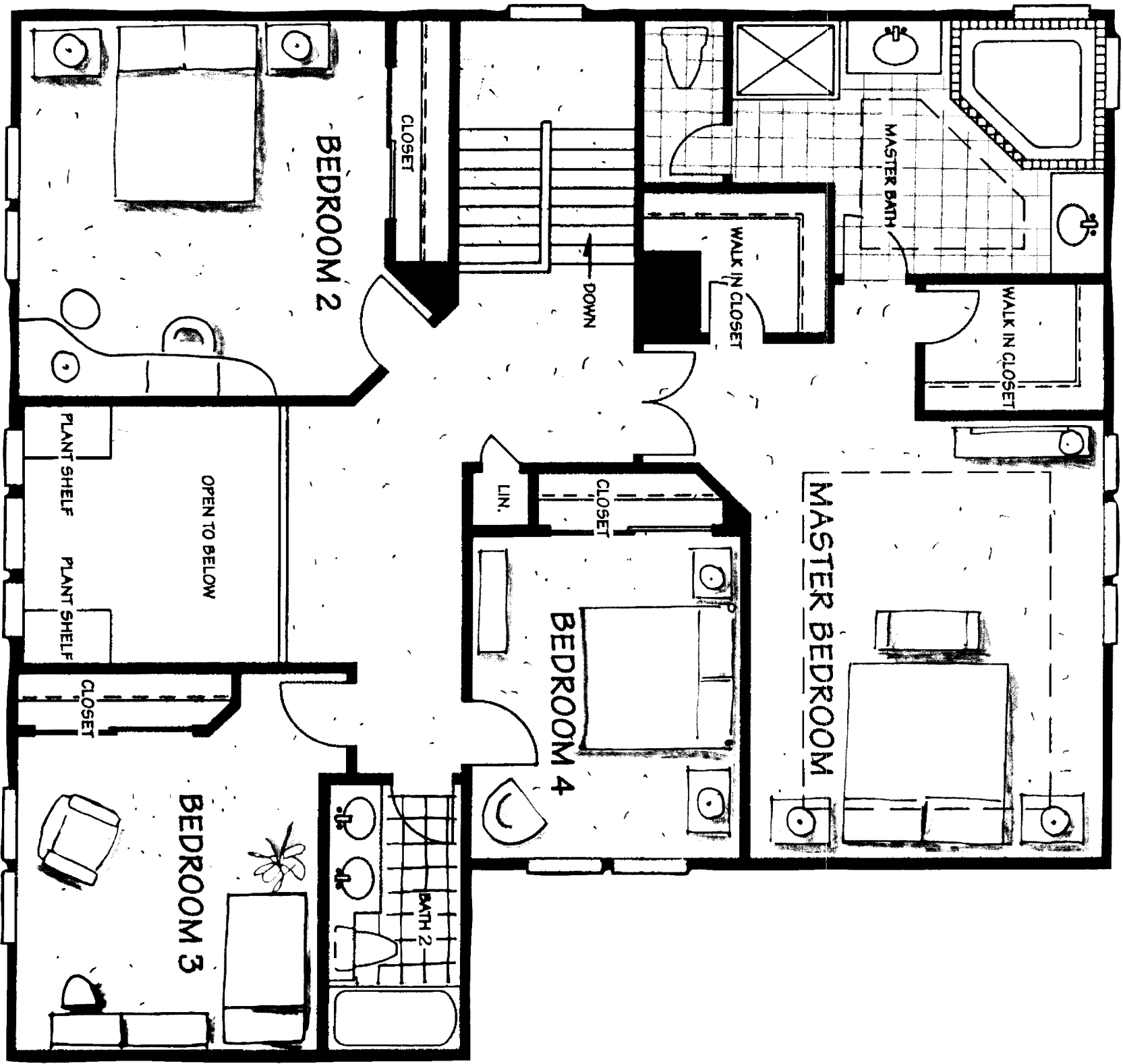
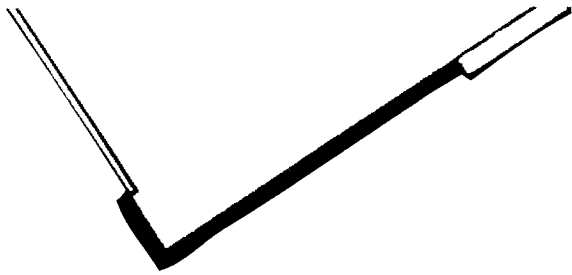
First Floor

**Dimensions**

Living Room	.....	16' 0" x 14' 0"
Dining Room	.....	14' 0" x 12' 0"
Kitchen	.....	15' 0" x 14' 0"
Breakfast Room	.....	10' 6" x 10' 0"
Family Room	.....	17' 0" x 13' 0"
Den	.....	10' 0" x 10' 0"
Master Bedroom	.....	16' 6" x 13' 0"
Bedroom #2	.....	15' 0" x 13' 0"
Bedroom #3	.....	12' 0" x 11' 4"
Bedroom #4	.....	12' 6" x 10' 0"

Total Square Footage ..... 2772

# The Brigadon



- Architect custom-designed homes with a gracious old world look
- Maintenance-free lap siding and decorative trim
- 25-year architectural dimensional roof shingles
- Double-hung low-maintenance windows with a sound transmission class rating of 35
- Low maintenance insulated panel garage doors
- Professionally-planned landscape program
- Patio or deck (site specific)
- Covered entry
- Attached two-car garage
- Electric garage door opener
- Concrete walkway and steps
- Paved asphalt driveway
- Exterior lighting front and rear

#### BASEMENT FINISHES

- 3 or 4 bedrooms
- 2 1/2 or 3 1/2 baths (plan specific)
- Master suites with tray ceilings and his and her walk-in closets
- Elegant volume ceilings (per plan)
- Two-story foyer
- 9' ceilings on first floor
- Hardwood or ceramic tile flooring in foyer and kitchen
- Gas fireplace with slate surround and hearth
- Insulated raised panel front door
- Double glazed sliding patio door
- Designer lighting upstairs and down
- Luxurious wall-to-wall carpeting throughout
- Raised panel interior doors
- Abundant closets
- Security system
- Custom gourmet island kitchen
- Bright windowed breakfast room
- Choice of 12" x 12" ceramic tile or hardwood flooring
- Selected custom wood cabinetry in a choice of styles and finishes

- Laminate countertop in choice of colors
- Side-by-side refrigerator with ice and water dispenser
- Gas cooktop
- Electric self-cleaning oven
- Microwave
- Ultra-quiet multi-cycle dishwasher
- Stainless steel double bowl sink with single lever faucet
- Garbage disposal

#### EXTERIOR FINISHES

- Luxurious designer ceramic tile in master bath with his and her vanities
- Whirlpool soaking tub in master bath
- Separate glass-enclosed shower with brass trim
- Coordinated fixtures and faucets
- Laminated countertops in master and secondary baths
- Ceramic tile flooring and tub surround in secondary bath
- Powder room with pedestal sink and ceramic tile floor
- Exhaust fans in all baths
- R-11 Batt Insulation between floors and bathroom partitions

#### OPTIONAL FEATURES

- Finished basements (site specific)
- Walk-out garden level (site specific)
- Washers and dryers
- Central vacuum system
- Intercom and/or sound system
- Finished bonus space (per plan)

#### UTILITIES

- Public water and sewer
- Prewired for telephone
- Prewired for cable TV

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#### DOUBLE-HUNG WINDOWS

- Double-hung low-maintenance windows with a sound transmission class rating of 35
- 5/8" oriented strand board roof sheathing
- 2 layers of exterior wall sheathing:
  - 1 layer of 5/8" exterior grade gypsum over 1 layer of 7/16" oriented strand board
- 2 layers of 1/2" gypsum wallboard on the inside of all exterior walls
- 2 layers of 1/2" gypsum wallboard over resilient channel on the ceiling under the attic
- Acoustically caulked wall penetrations; zero penetrations through the ceiling under the attic; baffled attic and plumbing vents

- Quality wood frame construction
- Engineered wood truss floor and roof systems
- 25-year architectural dimensional roof shingles
- Basements
- Poured concrete basement walls with Owens-Corning Tuf-N-Dry waterproof system
- R-38 ceiling insulation
- R-15 wall insulation
- 75 gallon gas hot water heater
- Copper water piping
- Automatic fire sprinklers
- Gas forced-air heating and central air conditioning
- Washer and dryer connections
- Smoke detectors
- Security/fire alarm with call-back capability
- 200 amp electrical service