



HIGH GLASS

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LIVING ROOM  
12' VOLUME CEILING

MASTER BEDROOM  
12' VOLUME CEILING

DINING ROOM  
10' VOLUME CEILING

KITCHEN  
12' VOLUME CEILING

LIBRARY

BREAKFAST

FOYER  
OPEN TO ABOVE

2 CAR GARAGE

MEDIA

FIREPLACE

WALK IN CLOSET

WALK IN CLOSET

WALK IN CLOSET

MASTER BATH

DOWN

UP

DW

CLOSET

REF.

MEDIA

POWDER ROOM

UTILITY

SPACE

SPACE

SPACE

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- Architect-designed attached single-family villas
- 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
- Insulated metal raised panel garage door
- 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
- Custom kitchen
- Bright windowed breakfast area
- Choice of 12" x 12" ceramic tile or hardwood flooring
- 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
- Luxurious designer ceramic tile in master bath with dual lavs
- Soaking tub in master bath
- Separate glass-enclosed shower
- Coordinated fixtures and faucets
- Laminate countertops in master and secondary baths
- Ceramic tile flooring and tub surround in secondary bath
- Powder room with pedestal sink and ceramic tile floor (per plan)
- Exhaust fans in all baths
- R-11 Batt Insulation between floors and bathroom partitions
- 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
- 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
- Public water and sewer
- Rewired for telephone
- Rewired for cable TV
- Finished basements (site specific)
- Walk-out garden level (site specific)
- Whirlpool tubs
- Washers and dryers
- Central vacuum system
- Intercom and/or sound system
- 2 or 3 bedrooms
- 2 or 2 1/2 baths (plan specific)
- Generous first level master suites with ample walk-in closets
- Elegant volume ceilings (per plan)
- 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 throughout
- Luxurious wall-to-wall carpeting throughout
- Raised panel interior doors
- Abundant closets
- Security System
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**BelleFair**  
AT RYE BROOK

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Builder reserves the right to make plan and product revisions. Components and materials may be substituted for those of similar quality.