



WOODMERE  
AT BRUSH HILL

*The Bradford*

## DISTINCTIVE DESIGN FEATURES

### Superlative Exterior Features

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- HardiePlank and HardieShingle siding
- Architectural style asphalt roof shingles with 30-year warranty
- Seamless aluminum gutters
- ThermaTru Classic raised-panel, front door with sidelights
- Covered front porch with bead board ceiling and recessed lighting
- Composite decking (front and side) with PVC trim and rail systems.
- Courtyard with interlocking brick pavers and a privacy fence.
- Coachman-style automatic garage doors with remote control and keypad

### Dramatic Interior Features

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- Master suite ceiling enhanced with crown molding
- 2 1/4" pre-finished, red oak flooring in foyer, living room, dining room and kitchen
- Mohawk carpeting in bedrooms
- Porcelain or ceramic tile flooring in guest bathroom and laundry room
- 3 1/2" Stafford casing trim along doors and windows with 7 1/2" baseboards
- Crown molding with Chair Rail (Foyer)
- Solid core, double raised interior passage doors with smooth finish and satin nickel lever handles
- Heatilator gas fireplace with wood mantle and slate surround
- Recessed lighting (per plan)
- 2 telephone (CAT5) and 3 cable television (RG6) outlets (pre-wired)

### Premier Kitchen Features

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- Cabinetry by Dura Supreme (Bria)
- Granite countertop with 4" backsplash
- Sterling McAllister, stainless steel sink with Kohler Simplice spray faucet in stainless steel
- Jenn-Air stainless steel appliances (refrigerator, gas cook top, wall oven, microwave, and dishwasher)
- Exterior vented, Pro Hood
- Under-cabinet lighting

### Luxurious Master Bath Features

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- Vanity by Dura Supreme (Bria) with marble countertop and under-mount Kohler sinks
- Kohler design fixtures and trim in polished chrome
- Tiled shower with frameless glass enclosure
- Marble flooring
- Kohler comfort height toilet with soft close seat

### Designer Guest Bath Features

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- Vanity by Dura Supreme Bria
- Granite countertop with Kohler sink
- Kohler Archer faucet
- Kohler Bellweather cast iron tub with tile wall surround
- Porcelain or ceramic tile floor
- Kohler Highline comfort height toilet with soft close seat

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(Seller's initials)

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(Buyer's initials)



*The Bradford*  
DISTINCTIVE DESIGN  
FEATURES

**Quality Construction and Energy-Efficient Features**

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- 10"-thick poured concrete foundation walls on continuous footings, coated with damp-proofing material
- 4"-thick poured concrete basement and garage floors
- Kiln-dried lumber with 2"x 6" exterior wall construction on an insulated pressure treated sill plate
- Common walls consist of two independent, 2"x 4", wood-framed, staggered stud walls with 2" of continuous fire-rated core board including a 1" air space on each side, insulated on both sides with 3 1/2" of insulation and a vapor barrier
- Andersen low-E with argon, ENERGY STAR-rated, wood frame, tilt-in sash windows with full-size removable screens
- Blue board and plaster interior walls with skim coat smooth finish
- Walls are painted with one prime and one finish coat of latex-based flat paint
- Interior wood trim is prime-coated with two coats of latex semi-gloss paint
- Ceiling surfaces are blue board with skim coat smooth finish
- Closets have textured walls and are outfitted with melamine shelving throughout; wire shelving in laundry
- Home security system (exterior door contacts with motion detectors and two key pads)
- Natural gas heating with forced hot air and central air conditioning, two zones
- Natural gas high-efficiency Navien tankless water heaters
- 200-amp electrical service
- Electric washer and dryer connections

- Whole house sprinkler system with hardwire smoke/carbon monoxide detectors

**Exclusive Neighborhood Features**

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- Tree-lined streetscapes with sidewalks
- Professionally designed landscaping with irrigation
- Brick paver front walkways and asphalt driveways
- Underground utilities
- Town water and sewer.

**Interior Light Fixtures**

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- Junction boxes for Buyer supplied fixtures. Up to 4 hours of installation time will be provided to install decorative fixtures for the dining room, foyer and bathrooms.

**Please note:** *Decorative fixtures are to be supplied by the Buyer and delivered to the site in accordance with the construction schedule and prior to closing. Only newly manufactured light fixtures will be installed by the Seller. Seller reserves the right to approve fixtures.*

**Create Your Signature Home at Our Design Center**

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*We are proud to offer you the opportunity to further enhance your **Signature Home** with the wide range of products available through our Design Center.*

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