

## VANBROOKE 55'

- Standard Features -

### INTERIOR FEATURES

- Hand Laid Level 1 Tile in Entry
- PPG Paints™
- Walk in Closets\* with Wood Shelving
- Monterrey Drag, Textured Walls & Ceilings
- Anglia's Customized Design Package
  - Elegant Arched Interior Doors
  - Upgraded Trim
  - Crown Molding in Entry, Formals and Master Bedroom\*
- Rounded Sheetrock Corners
- Designer Brushed Nickel Lighting Package
- Kwikset® Brushed Nickel Lever Door Hardware
- Telephone Jacks in Kitchen and Master Bedroom
- USB Wall Charger in Kitchen and Master Bedroom
- Cable Outlets in Family Room and Master Bedroom
- Ceiling Fans in Family Room and Master Bedroom
- All Bedrooms Blocked and Wired for Ceiling Fans
- 9' Ceilings\*

### KITCHEN FEATURES

- Choice of Level 1 Tile Flooring
- 42" Maple Wall Cabinets with Crown Molding and Bump-out Over Range
- Under Cabinet Lighting
- 3cm Granite Counter Tops
- Choice of Level 1 Backsplash on Diagonal
- 8" Stainless Steel Sink with Vegetable Sprayer
- Moen® Plumbing Fixtures
- Recessed LED Lighting
- Whirlpool® Black on Black Appliance Package
  - Microwave (Direct Vent to Exterior)
  - \_ Gas Range
  - \_ Dishwasher
- Pantry Lights\*

### OWNERS RETREAT

- Choice of Level 1 Tile Flooring
- Engineered Marble Counter Tops with Round China Bowl
- Maple Cabinets to Match Kitchen
- Elongated Commode
- Fluorescent Light in Closet
- Shower with Glass Door and Acrylic Garden Tub with 12" Tiled Shower Surround

### SECONDARY BATHS

- Choice of Level 1 Tile Flooring
- Engineered Marble Counter Tops with Round China Bowl
- Durable Enameled Steel Tub
- 12" Tiled Shower Surround
- Maple Cabinets to Match Kitchen
- Porcelain Pedestal Sink in Powder Room\*

### CONSTRUCTION

- King Size Clay Brick- 3 Sides First Floor
- James Hardie® Fiber Cement Siding, Soffit, and Fascia\*
- Owens Corning® 30 Yr Architectural Shingles
- Tongue and Groove Subfloor\*
- 3 Scheduled Buyer Walks

### EXTERIOR FEATURES

- Mahogany Entry Door with Leaded Glass
- Front Gutters
- Elegant Coach Lighting for Added Security
- Front Sod
- Full Landscaping Package
- 3 Hose Bibs for Easy Access
- 6' Privacy Fence

### ENERGY EFFICIENCY

- Carrier® 16 SEER HVAC System
- Radiant Barrier Roof Decking
- White Vinyl Double Pane, Low-E Windows for added Comfort and Savings
- Honeywell® Thermostat
- Insulation
  - Blown R-38 in Flat Areas
  - R-22 Batts in Slopes
  - R-13 Batts in Walls
- Electric Dryer Connections in Utility Room
- PEX Hot & Cold-Water Lines
- Rheem® Whole House Tankless Gas Water Heater

### SECURITY AND COMFORT

- Smoke and Carbon Monoxide Detectors
- Fresh Air Intake System for Enhanced Air Quality
- Wayne Dalton® Insulated Garage Doors
- Pre-wired for Garage Door Opener
- Alarm System with 1-Key Pad
- Professionally Engineered Post-tension Foundation
- 2-10 Year Warranties
- Independent Third Party Inspections

\*Varies Per Plan

Approved by: 12/17/2019