

# BRYTON HOMES

*A Georgelas Company*

## **BELLS VALLEY STANDARD FEATURES**

### **Energy Saving Features**

- Natural Gas Furnace Main Level
- Electric Heat Pump Second Level
- Dual Zone Heating Per Plan
- 16 Seer Goodman Air Conditioning
- 75 Gallon Hot water Heater
- R38 Insulation in Attic
- Fiberglass insulated Front Door
- Tilt in Low E Insulated Double Pane Vinyl Windows
- Enhanced Anti-air Infiltration Sealing and Insulation Package
- CPVC Flowguard Gold Piping

### **Exterior Features**

- PVC Wrapped Exterior Features
- 25 year Shingles
- Low Maintenance D5 Siding
- Seamless Aluminum Gutters
- Concrete Lead walk and Stoop
- Two Car Front Entry Garage
- Asphalt/Concrete Driveway
- Fully Sodded Lawn
- Professionally Designed Landscape Plan
- Front and Rear Hose Bibs and Electrical Outlets
- Oil Rubbed bronze exterior fixtures

### **Interior Features**

- Two Panel Roman Arch Interior Doors
- Two Tone Paint Throughout
- 3 1/4" base molding
- 2 Piece Crown Molding in Foyer
- Upgrade Decorative Lighting and Recessed Lighting Per Plan
- Bruce Hardwood flooring in Foyer, and Powder Room
- Nickel Door Levers
- Structured Wiring Package
- Ventilated Wire Shelving in Closets
- Drywall Garage
- Pre-Wired for Garage Door Opener
- Secure Deadbolts on Exterior Doors
- 200 Amp Electrical Service
- Granite Countertops with Stainless Steel Under Mount Sink

### **Kitchen Features**

- Kohler Kitchen Faucet
- GE Black Appliances
- 22 Cu. Ft. Side by Side Refrigerator
- Self Cleaning Range
- 5-Cycle Insulated Dishwasher
- Microwave / Rangehood Combo
- 42" Marsh Birch Wall Cabinets
- Recessed Lighting per plan

### **Bathroom Features**

- Kohler Plumbing Fixtures
- Elongated Toilets
- Luxury Owner's Bathroom with Soaking Tub and Separate Shower
- Resilient Flooring and 6x6 Ceramic Tile Tub and Shower Surround in Owner's Bathroom
- Raised Vanity Owner's Bathroom
- Nickel Lighting Fixtures and Plumbing Fixtures in Owner's Bathroom
- Ceramic 6"x6" Tub/Shower Surrounds in Secondary Bathrooms
- Resilient Floors Secondary Bathrooms
- Chrome Kohler Faucets in Secondary Bathrooms
- Nickel Towel Bars and Toilet Paper Holders in Owners and 1st floor Powder Room
- Chrome Fixtures in all Secondary Baths
- Full Bath Rough-In Lower Level

### **Customer Conferences**

- Pre-Construction Meeting
- Pre-Drywall Orientation
- Pre-Settlement Orientation
- 60 Day Service
- 1 Year Drywall and Service Review

### **Warranties**

- Bryton Homes 1 and 2 Year Limited Warranty
- 10 Year Structural Warranty
- Extensive Manufacturer Warranties

SHIRLEY MILLER

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