



## Exterior

- Extended covered outdoor living with aggregate patio and fireplace
- Covered front patio
- Exposed Aggregate driveway
- Pine tongue and groove soffits in front
- Modern garage doors per plan
- Milgard® Windows and screens on all operable windows
- 30 year Limited lifetime architectural composite shingles
- Extensive masonry on elevation (per plan).
- Front and rear hose bibs
- Front and rear waterproof electrical outlets
- Site specific unique front yard landscaping
- Stained, fully fenced rear yard
- Front and Rear yard landscaping
- Pre-wired for garage door opener
- Pre-wired for EV
- Brookstone exclusive paint schemes using Rodda® paint
- Designer 8' entry door
- Emtek® entry door handle set and deadbolt
- Decorative driveway cutlines
- Engineered I-Joist floor trusses on main floor and open web trusses on second floor for superior structural integrity



## Interior

- We are the only builder to offer 9' ceilings on both floors. Other builder's only offer 8' ceilings on second floor
- On site painted custom millwork and 6" baseboards
- LED bulbs on all can lights and standard fixtures
- Brushed nickel cabinet and door hardware
- Solid wood box cabinet construction with up to 10 upgradable paint and stain colors.
- Soft close cabinet doors and drawers
- 5 piece drawer fronts
- Designer engineered hardwood floors standard in the entry, kitchen, nook, and living room (Per cutline sheet/plan)
- Cable in all bedrooms and den
- Madison single panel interior doors
- Extensive millwork including sill and apron on the main floor windows and skirt boards on the stairs
- Custom Family Room Mantle with Gas fireplace and tile surround (per plan)
- Oversized walk in closet in Master bedroom (per plan)
- Top of the line carpet through out with 81b comfort pad standard
- High end chrome finished plumbing fixtures in all bathrooms
- An abundance of can lights and select modern chrome lighting fixtures throughout
- White vinyl covered wire shelving in all bedroom closets, utility room, pantry and coat closet
- Modern chrome towel bars/rings and toilet paper holders
- Large windows throughout the home flood your rooms with natural light
- Wired combination smoke and carbon monoxide detectors
- Coffered ceilings (per plan)
- Sill and apron on all niches
- HDTV plug & Smurf tube above fireplace
- Utility room base cabinet with Laminate countertop (per plan)

## Bathrooms

- Cabinet vanities in all bathrooms
- Comfort height Gerber toilets in all bathrooms
- Exquisite master bath with tile floor; tub deck, shower walls, counters and deco backsplash (J Bar mirror option will remove deco backsplash)

## Kitchen

- High end, maintenance free Quartz countertops and oversized Island
- Stainless steel appliances with gas range
- Energy star Whirlpool dishwasher with hidden controls
- 36" Shaker upper cabinets with Shaker style crown molding
- Full height modern tile or deco backsplash.
- Walk in pantry with expansive storage space (per plan)
- Single basin under mount stainless steel sink with chrome Moen Alight pullout faucet
- Garbage disposal ready with pre-wired switch and power.
- Refrigerator water line pre-plumb

## Environmentally Friendly:

- Included Nest thermostat
- Efficient 95% forced-air gas furnace and heat pump
- LED lighting throughout
- Energy Efficient Hybrid 50 gallon hot water heater
- 2x6 exterior wall framing
- All excess materials including concrete are recycled
- Insulated pex piping in the crawlspace
- Energy efficient Low-E vinyl windows
- Select energy star whirlpool appliances
- Honeywell t10
- We partner with NationalForests.org to plant up to 250 trees for every new home purchase.
- AeroBarrier building envelope sealant to reduce air exchanges and improve energy efficiency