



# BRYSON CROSSING

## STANDARD FEATURES

### INTERIOR

One-Piece Crown Molding Trim Package which includes: Kitchen, Dining Room, Breakfast, Keeping Room, Master Bedroom and Sitting Room. 5' Shadow Boxing in Dining Room. 2" Faux Wood Blinds (excludes doors, sidelights, 2 story great room windows and 2 story foyer windows. 9 Foot Smooth Ceilings on Main Level and Second Level (per plan) Stained Finish Oak Open Handrail with Wrought-Iron Spindles including feet & 5 1/4 Base Molding Throughout.

Hardwood Flooring in Extended Foyer, Family Room, Formal Dining, Great Room, Kitchen, Breakfast and Powder Room (per plan), if no Powder Room, then Full Bath receives Ce-ramic Tile (level 1). Squared Corner Sheetrock. Up-graded Paint Throughout (Botany Beige/Pure White or Agreeable Gray/Pure White). Stunning Trey Ceilings with Crown Molding in the Dining Room. Ceramic Tile Flooring in Master and All Secondary Baths, Pedestal Sink in Powder Room (per plan) Upgraded (elongated) Toilets in All Bathrooms, Rectangular under mount sinks in all Baths. Overhead Lights and Ceiling Fan Prewire in All Bedrooms. Granite on All Bathroom Countertops. Designed Lighting Packages in Satin Nickel or Bronze Finishes with Ceiling Fan in Family Room. Classic Chrome Plumbing Fixtures.

36" Fireplace in Great Room Features Custom Mantle & Surround (per plan). Laundry Cabinet and Sink. Cable and Phone Connections in Family Room, All Bedrooms & Loft Copper Electrical Wiring.

Ceiling Fan Pre-Wire and Switches in All Bedrooms. "Cheyenne" Style Designer Interior Doors with Satin Nickel Hardware. Large Closets and Pantries with Vinyl Clad Ventilated Shelving.

6lb Carpet Pad with Standard Carpet.

### ENERGY, SECURITY AND WARRANTY

Multiple Climate Control System w/Separate Digital Programming Thermostat Upstairs and Downstairs for better Energy Efficiency ,2 & 3 Story Plans, electric Furnace, Electric Water Heater Insulated Double Pane "Low - E" Glass Windows with Tilt-In Lower Sash for Easy Cleaning. Insulation: R-13 Batted Exterior Walls, R-19 Batted Vaults and R-30 Blown Attics. Protective House Wrap Decreases Air and Moisture infiltrations and

Increases Energy Efficiency

Basic Security System (prewire only)

Deadbolt Locks on All Exterior Doors

Smoke Detectors on 1st and 2nd Floors & All Bedrooms (per plan) G.F.I. Protected Outlets in Kitchen, Baths, Laundry Room and Garage.

Full Time Warranty Department for Continuous Homeowner Support. Buyer Orientation Walk within 1 week prior to closing. 11th Month Warranty follow-up.

### GOURMET KITCHEN

Stainless Steel Appliance Package Includes: Double oven, Drop-in Gas Cooktop, Dishwasher and Microwave (level 1). Garbage Disposal. Single Bowl Stainless Steel Sink. Granite Countertops with Ceramic Tile Backsplash (level 1) 42" Upper Kitchen Cabinets, Slow Close Cabinets and Drawers. 5 Recessed Can Lights (per plan) Hardwood in Kitchen, Breakfast, and Keeping Room (per plan).

### MASTER RETREAT

Incredibly Sized Master Suites with Trey Ceilings, Luxurious Sitting Rooms (per plan), Elegant 5' Garden Tubs (per plan), Separate 5' Tiled Shower with Chrome Shower Door (per plan) Recessed Can Lights over Tub & Shower (per plan) Spacious Walk-in Closets, Shower Niche and Bench. Framed Mirror. Double Bowl Vanities (per plan) with Rectangular Sinks. Ceramic Tile Flooring in Master Bath.

### EXTERIOR

Timeless Grand Exterior Designs – Craftsman Style Fronts with Brick and Stone. Painted Cement Fiber Board on Sides and Rear (per plan). Vinyl Soffit. Superior Insulated 12 Light Fiberglass Front Door with Side Lights Maintenance Free Beige Vinyl Windows 20 Year Warranty Architectural Shingles, Professionally Landscaped Yards featuring Sodded Lawns on Front and Sides (up to 20 pallets), and 4 sprinkler zones. 12 x 15 Covered Patio (per plan). 1 Flood Light on Corner of Garage. Steel Reinforced Poured Concrete Foundations, Weatherproof Exterior Electrical Outlets, Two Exterior Hose Bibs, 2 or 3 Car Garages with Remotes, Painted and Trimmed. Gutters included. Privacy fence included.