



**For information call
Tracie Baum
(314) 713-6050**

Berkshire Ranch \$1,496,800

Luxury Standard Features

Energy Package

R-49 Attic blown in insulation
High foundation pours (8' 10")
R-21 Kraft faced batt insulation in all 2" x 6" exterior walls
Tyvek house wrap
2" x 4" Exterior Walls 3 inch closed cell foam
30 year architectural shingles
Insulated exterior doors & windows
(2) 50 gallon fast recovery gas hot water heaters
Zoned heating and cooling
Energy efficient electric central air conditioning (13 SEER)
Clock thermostats
Low "E" high performance windows with grills & screens, Sandstone color exterior & white interior frames

Kitchen and Breakfast Room

Kitchen Aid Stainless Steel appliances
36" Kitchen Aid Gas Dual Fuel Range & Oven
36" Kitchen Aid SS 400 CFM Hood
Built in microwave & 30" Convection oven
Energy saving dishwasher
Granite kitchen counter tops
Double bowl s/s kitchen sink with single stem washer-less faucet
42" Quality upgraded wood wall cabinets
Built in pantries per plan

Kitchen and Breakfast Room Continued

Sound insulated disposal
Vaulted ceilings (per plan)
Refrigerator water line
Large Center Islands per plan
5 inch plank-factory finished Hardwood floors in kitchen, breakfast, hearth, laundry, and foyer and passage area at great room (per plan)

Utility Room

Convenient first floor location
Closets where shown
Dryer and washer hook-ups (your choice gas or electric) vented to outside
Wall cabinets where shown
Laundry sink with cabinet
Hardwood flooring

Living, Dining and Entertainment Areas

10" Ceiling throughout
Custom Bow Window in Great Room (per plans)
Masonry Fireplace in Hearth room (per plan)
Deck off Hearth Room with Brick Columns
Two coats of paint on all interior walls and sand finish swirl ceilings
Vaulted ceilings (per plan)
Custom 3 1/4" door casings
Custom 5 1/4" base molding
Elegant 3 piece separated crown molding in great room and enclosed foyer (per plan)
Custom 2 5/8" chair rail in dining room
Sculptured Ceiling in Dining room with crown molding
8' SC Camian style interior doors throughout
Choice of premium carpeting with 1/2" pad

Master Suite

Upgraded master bath per plan
Bay Window per plan
Tray ceiling per plan
Spacious walk-in closet
Separate shower with ceramic tile surround
Free Standing Kohler Tub (per plan)
His and Her vanities with Granite Countertops
Adult Height Vanities
Convenient linen closet (per plan)
Luxury Ceramic Tile in Shower
Ceramic tile floors
Quality premium cabinetry

Additional Quality Features

3-Car side entry garages
Walkout Basement
Minimum 10 ft. Ceilings throughout
8' Caiman paint grade interior doors
Hydro channel drain tile system with sump basket
Sodded yards (in disturbed areas)
Kohler designer oil rubbed bronze or brushed nickel faucets and fixtures
Kohler elongated toilets
Home Security System C4 security integration package
Rocker electrical switches
1 ½" Water service
\$1,000 Patio allowance
3' Exposed Aggregate Old Monroe private sidewalks
Professional Termite Pre-treatment
Drywall fastened with screws and border nailed to minimize nail pops
Cat5 telephone outlets & TV jacks
C4 Processor (Smart house capability)
Copper wiring with 400 AMP service
2 Outside weatherproof receptacles
400 AMP electrical services
Kohler fixtures throughout excludes tubs
Premium carpeting
Premium Ceramic tile
Interconnected smoke detectors per plan
Asphalt driveway and Turnaround
Two exterior freeze-proof hose bibs
Enclosed roof overhangs
Ground fault interrupters provided in all bathrooms, kitchen, and
Exterior GFI outlets for your family's safety
Quality Builders Warranty
Hydro Channel interior Perimeter drainage system
Termite Protection
Brick and Stone Exteriors (per plan)
Hardie Board low maintenance siding (per plan)
Custom black ornamental iron mailboxes



Corporate Office (636) 537-8700