



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

## **Berkshire Ranch \$1,284,900**

### **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)  
Covered 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