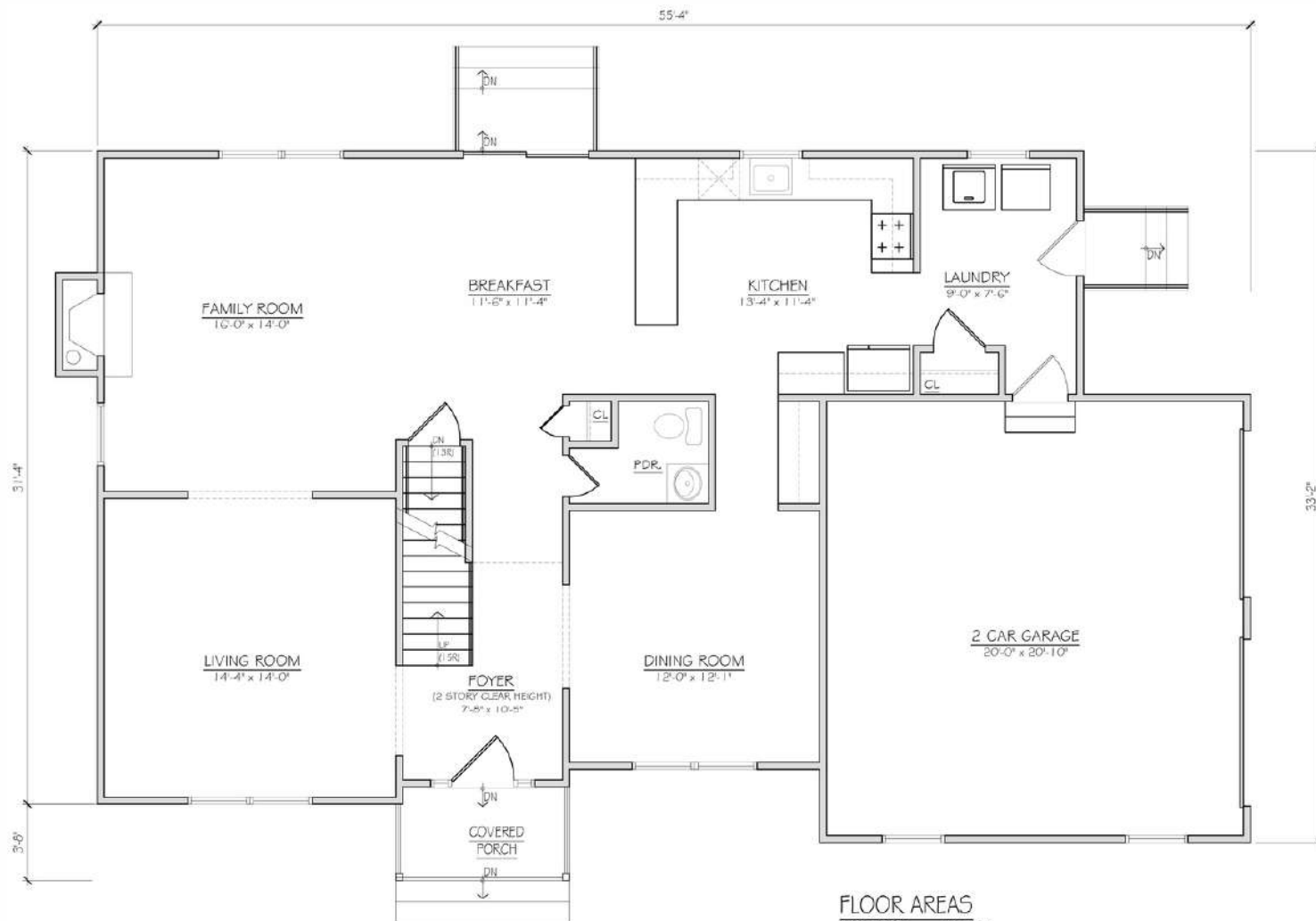




THE BIRMINGHAM
(631) 868-5855

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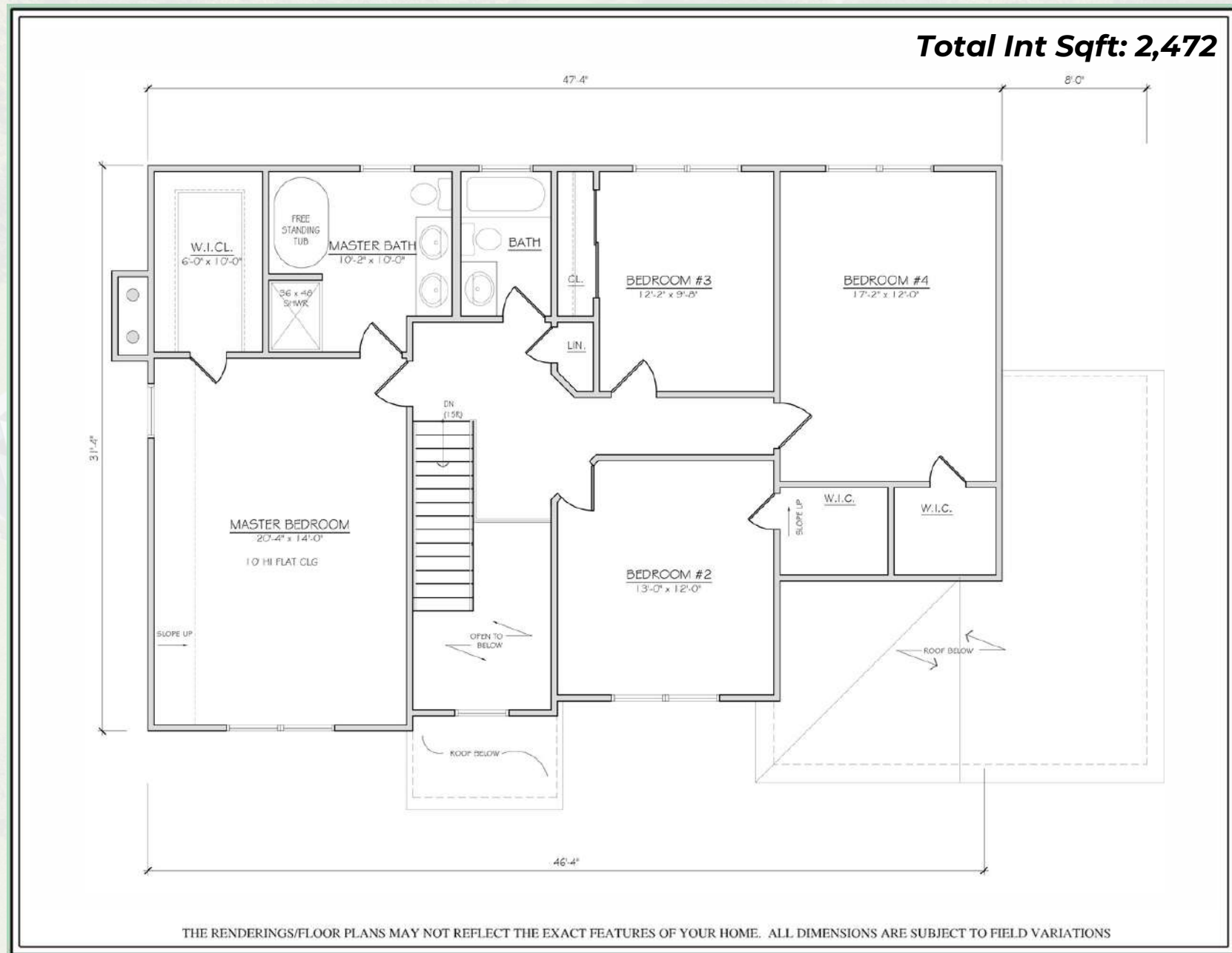
Total Int Sqft: 2,472



THE RENDERINGS/FLOOR PLANS MAY NOT REFLECT THE EXACT FEATURES OF YOUR HOME. ALL DIMENSIONS ARE SUBJECT TO FIELD VARIATIONS

First Floor

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Second Floor

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Specifications

OVERVIEW

- MASONITE FIBERGLASS FRONT ENTRY DOOR WITH TWO 12" SIDELIGHTS
- FOUR-INCH WIDE #1 RED OAK FLOORS ON THE FIRST FLOOR INCLUDING KITCHEN AND UPPER HALLWAY
- OAK STEPS WITH PAINTED RISERS ON MAIN STAIRS WITH OAK HANDRAILS AND CHOICE OF WOOD OR METAL SPINDLES
- CERAMIC TILE BATHS
- NINE-FOOT CEILINGS ON THE FIRST FLOOR
- EIGHT-FOOT CEILINGS IN THE BASEMENT AND ON THE SECOND FLOOR
- FORMAL DINING ROOM (PER PLANS)
- SECURITY SYSTEM
- GAS FIREPLACE WITH MANTEL AND TILE SURROUNDS
- PLUSH WALL-TO-WALL CARPETING IN UPSTAIRS BEDROOMS, FULL HARDWOOD ON FIRST FLOOR AND UPSTAIRS FOYER/HALLWAY
- INSULATION TO ENERGY CODE
- PEX PIPING WATER LINES
- RHEEM 2 ZONE CENTRAL AIR CONDITIONING SYSTEM
- 2 ZONE WATER COIL HEATING WITH AN INDIRECT HOT WATER HEATER (TANKLESS)
- ABUNDANT CLOSETS WITH MELAMINE SHELVING AND STEEL ROD
- CUSTOM QUALITY INTERIOR MOLDING AND TRIM
- MASONITE COLONIAL OR SHAKER INTERIOR DOORS WITH LEVER HARDWARE
- TWO COATS OFF WHITE PAINT
- TWO-CAR GARAGE WITH INSULATED STEEL DOORS, AUTOMATIC GARAGE DOOR OPENERS, TWO REMOTES, KEYPAD AND CONVENIENT INTERIOR ACCESS (CONCORD: 3 CAR GARAGE)

CUSTOM KITCHEN

- SHAKER PANEL MAPLE DOORS WITH 42" WALL CABINETS
- QUARTZ COUNTERTOP (BUILDER SELECTION)

- CERAMIC TILE BACKSPLASH
- STAINLESS STEEL SINK WITH KOHLER PULL OUT FAUCET

FRIGIDAIRE STAINLESS STEEL APPLIANCES

- FROST-FREE REFRIGERATOR/FREEZER WITH ICE AND WATER
- GAS RANGE WITH CANOPY WALL-MOUNTED RANGE HOOD VENTED TO THE OUTSIDE
- ELECTRIC WALL OVEN AND MICROWAVE COMBO
- DISHWASHER

LAUNDRY ROOM

- FRONT-LOAD WASHER
- FRONT-LOAD GAS DRYER
- CERAMIC TILE FLOOR
- FLOOR DRAIN

ELEGANT PRIMARY BATH

- STALL SHOWER WITH GLASS DOOR AND CERAMIC TILE BASE AND WALLS
- CERAMIC TILE FLOOR AND BASE
- SEPARATE SOAKING TUB WITH KOHLER TUB FILLER
- MAPLE DOOR VANITY
- GRANITE TOP
- STAINLESS STEEL UNDERMOUNT SINK WITH KOHLER PULL OUT FAUCET
- KOHLER DEVONSHIRE WIDESPREAD FAUCETS AND TOILET

SECOND-FLOOR HALL BATH

- CERAMIC TILE FLOOR AND TUB WALL SURROUNDS
- MAPLE DOOR VANITY
- CULTURED MARBLE SINK TOP
- KOHLER DEVONSHIRE'S WIDESPREAD FAUCET AND TOILET

POWDER ROOM (per plans)

- CERAMIC TILE FLOOR AND BASE
- DEVONSHIRE PEDESTAL SINK

- KOHLER DEVONSHIRE'S WIDESPREAD FAUCET AND TOILET

ELECTRICAL FEATURES

- 200 AMP ELECTRIC SERVICE TO CODE
- ALL COPPER WIRING
- 25 HIGH HATS
- DECORATOR WHITE SWITCHES AND RECEPTACLES
- 5 PREWIRED CABLE JACKS
- 1 TV RECEPTACLE & HDMI CABLE IN PRIMARY BEDROOM
- 8 INTERCONNECTED SMOKE DETECTORS
- 3 CARBON MONOXIDE DETECTORS
- DOOR CHIME SYSTEM

EXTERIOR FEATURES

- FRONT FACADE LAP SIDING
 - HAMPTON: VINYL+CULTURED (bottom)
 - CONCORD: VINYL+CULTURED (left & center)
 - DORCHESTER: VINYL+CULTURED (middle)
 - BRIDGEHAMPTON: MODERN FARM STYLE
 - OPTION: FULL BRICK / BRICK VENEER "BRICK - IT"
- MAINTENANCE-FREE VINYL SIDING AND SOFFITS
- 30-YEAR ARCHITECTURAL ROOF SHINGLES
- SEAMLESS LEADERS AND GUTTERS
- VINYL DOUBLE GLAZED DOUBLE HUNG WINDOWS WITH SCREENS
- ASPHALT DRIVEWAY WITH PAVER BORDER
- LINEAR PAVER WALKWAY TO FRONT ENTRANCE
- ALL UNDERGROUND UTILITIES
- PUBLIC WATER
- TWO HOSE BIB CONNECTIONS
- TWO WEATHERPROOF RECEPTACLES
- SOD FRONT (SEEDED SIDE YARDS AND REAR YARD)
- LAWN SPRINKLER SYSTEM, WHOLE YARD (UP TO 10 ZONES)
- EXTERIOR LIGHTS AT EACH OUTSIDE ENTRANCE
- A SOLAR AND GENERATOR-READY HOME

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