

# 432 Ridgecrest Road – Standard Features

## 'The Braeburn'

### Interior Details

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4 Bedrooms & 3 Baths (per plan)  
Finished Basement with Full Bath  
Kitchen Overlooks Family Room and Breakfast Room  
9' Smooth Ceilings  
Recessed Lighting  
2 Large Walk-In Closets in Master  
'Closet Maid' Shelving  
5 Panel Smooth Finish Doors  
Door Hardware – Pewter Finish  
Classic Crown Molding  
8" Baseboard and 4" Door and Window Trim  
Wrought Iron Balusters with Oak Handrails on Staircase

### Kitchen

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Maple Cabinets  
Granite Countertops  
Tile Backsplash  
Stainless Steel Range, Dishwasher, and Microwave  
Stainless Double Bowl Sink W/ One Touch Spray Faucet  
Pendant Lights  
Separate Pantry  
Garbage Disposal  
Ice Maker Connection

### Baths

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#### MASTER BATH

Maple Cabinets  
Double Vanity with Granite Countertops  
Oversize Shower with Multiple Shower Heads  
Toilet Room  
Jetted Tub  
Stone/Ceramic Tile Tub and Shower Surrounds  
HALL BATH, BASEMENT BATH, AND POWDER ROOM  
Granite Countertops  
Maple Cabinets  
Stone/Ceramic Tile Tub and Shower Surrounds

### Flooring

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¾" Red Oak on Main, Hallways, and Master Suite  
Staircases – Red Oak Stair Treads  
45 Oz. Carpet in Secondary Bedrooms  
Ceramic Tile in Master Bath, Hall Bath, Basement Bath, & Laundry

### Technology & Security

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Wired For Plasma, LCD, Cable, & Phone  
Security System – 6 Zones / 3 Pads – Ready To Use  
Smoke Detectors – Hardwired  
Deadbolt Locks on All Exterior Doors  
Exterior Flood Lights – Front and Rear  
Electric Garage Door Opener with 2 Remotes

### Energy Savers

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Dual Flush Toilets – Uses 20% Less Water than Standard Toilets  
Direct Vent Fireplace – Burns Clean, Efficient, No Need for Wood  
66 Gallon Quick Recovery Hot Water Heater with a Recirculating Pump  
High Efficiency Furnaces and 13 SEER Air Conditioners  
Insulated Low E Wood Tilt Windows  
R-13 Wall Insulation  
R-19 Floor Insulation  
R-30 Ceiling Insulation  
House Wrap

### Systems

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Two HVAC Systems  
36" Direct Vent Fireplace  
All Copper Plumbing

### Exterior Details

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2 Car Attached Garage  
Covered Front Porch  
Balcony off Master Bedroom  
Deck with Stairs to Landscaped Yard  
Wired For Fans – Front Porch  
Craftsman Douglas fir Front Door  
3 Color Paint Scheme  
Aluminum Pre-Finished Seamless Gutters  
Professionally Designed and Installed Landscape  
2 Exterior Spigots

### Structural

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Poured Concrete Foundation Walls  
Engineered Framing  
Silent Floor Joist System

### Warranty

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20 Year Roof Shingles  
40 Year Cement Siding  
Pre-Occupancy Orientation  
Manufacturers' Warranties  
**2-10 Home Buyer's Warranty – Includes 1 Year Material/Labor, 2 Year Systems, 10 Year Structural**