



# BERKELEY

*Village*

## Standard Features

### Exterior Feature

- Two Car Front Entry Garage
- Brick, Stone, Hardi-plank Siding and Shake
- Bead and Batton Board Craftsman Style Elevations
- 20 Year Owens Corning Shingle with Ridge Vent
- Steel Exterior Doors

### Interior Features

- Trey Ceilings in Master Bedroom
- Smooth Ceilings All Floors
- Stairs have Boxed Newel with Craftsman Style Pickets
- Fold Down Stairs to Attic
- Slate Fireplace Surround with Gas Starter in Family Room
- Crown Molding on Main Level and Master Bedroom
- 42" Stain Grade Stair (per plan)
- 2 Panel Smooth Interior Doors

### Custom Gourmet Kitchen Features

- Flat Panel Maple Cabinets in Kitchen
- Satin Nickel Cabinet Knobs
- Pre-wired for Security System
- Granite Countertops
- Recessed Cans (per plan)
- Stainless Steel Above Mount Sink with Brushed Chrome Faucet
- Garbage Disposal
- Icemaker Hook-up
- Kitchen Breakfast Bar (per plan)
- Top Grade GE Appliance Package (Standard/Black, Stainless is Upgrade)
- Dishwasher, Microwave and Slide in Gas Range Included

### Flooring Features

- Hardwood Flooring in Foyer, Kitchen, Dining and Living Room
- Tile Floors in all Wet Areas
- Mannington Carpet – 25 oz Nylon 6lb Pad

### Bathrooms

- Cultured Marble Vanities in all Baths
- Garden Tub in Master Bath with Separate Tile Shower
- Elongated Commodes in all Baths
- Pedestal Sink in Powder Room
- Exhaust Fan in all Commode Areas
- Moen Brushed Chrome Fixtures in Master and Secondary Baths

### Plumbing Features

- All Water Supply Lines under Fixtures have Cut-offs
- Emergency Main Water Cut-off
- Two Outdoor Spigots
- 40 Gallon Gas Water Heater

### Electrical Features

- Cable TV Receptacles in all Bedrooms and Family Room
- Ceiling Fan Wiring for Dual Light/Fan Switch Operation in Master Suite and Family Room
- CAT 5 Wiring for Telephone Jacks in all Bedrooms, Kitchen and Family Room
- Exterior Outlet on Front Stoop
- Zoned Gas Heating and Electrical Cooling units with Programmable Thermostats
- Satin Nickel Lighting Package and Two Ceiling Fans
- Pre-wired for Garage Door Opener

### Energy Features

- Insulated for Low E Vinyl Windows
- Screens for all Operable Windows on Side and Rear
- Insulated Factors: Walls R-13, Ceilings R-30, Garage Ceilings R-19, Firewalls R-13 and Attic R-30
- House Wrap

### Landscaping

- Fully Sodded Yard
- Professionally Designed Landscaping Plan with Monthly Lawn Care Program Included in Mandatory Homeowner's Association Dues

### Mortgage Lending

- \$3,000 Toward Closing Costs when using a Preferred Lender
- Full Service Mortgage Lending Assistance through Preferred Lenders – See Agent for Details
- Loan Services Tailored to your Individual Needs.
- All Specifications and Features are subject to change per house plan and at Builders discretion

404.296.5551

[www.BerkeleyVillageAvondale.com](http://www.BerkeleyVillageAvondale.com)

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Information believed accurate but not warranted. Prices and specifications subject to change without prior notice.

