

# RED OAK

2 BEDROOM RANCH HOME - DUPLEX  
UPPER & LOWER LEVEL - 1865 SQUARE FEET



# OAK TREE

3 BEDROOM RANCH HOME - DUPLEX  
UPPER & LOWER LEVEL - 1865 SQUARE FEET

## EXTERIOR FEATURES YOU'LL APPRECIATE

- Professionally designed and installed landscaping package including fully sodded front lawn
- Durable exposed aggregate driveway leading to a spacious two-car attached garage with automatic opener
- Maintenance-free brick exterior with vinyl accents
- Sturdy aluminum soffit and fascia
- Maintenance-free heavy gauge gutters and down spouts
- Frostproof exterior faucets in two convenient locations
- Grounded fault protector convenience outlets
- Underground utilities

## INTERIORS FOR A RELAXING FEELING

- Prefinished hardwood flooring in entry foyer, in your choice of colors
- Wall-to-wall carpeting, in your choice of designer colors
- Cozy great room gas-fed fireplace with ceramic logs, and your choice of marble surround and mantle
- Columns, chair rail and two-piece crown molding standard in dining room
- Generous 9' ceilings throughout
- Great room features two-piece crown molding, tray ceiling and ceiling fan
- Prefinished vinyl double-glazed windows and screens
- Raised-panel insulated entry door
- Convenient laundry room with wire shelving, folding table with choice of laminate finish colors, and vinyl sheet flooring, in your choice of color and design
- Prewired for telephone and cable TV
- Interior access to garage
- Exterior door to patio or deck
- Optional lower level finish available

## KITCHENS FOR SOPHISTICATED TASTES

- All GE kitchen including electric range with self-clean oven, multi-cycle dishwasher, and built-in microwave
- Deluxe garbage disposal
- Sunny eat-in kitchen includes separate breakfast area
- Laminated countertops in your choice of designer colors
- Several choices of furniture finished cabinets
- Double bowl stainless sink with single lever faucet and sprayer
- Prefinished hardwood flooring, in choice of colors, in kitchen and breakfast area

## COMFORTABLE BEDROOMS AND BATHS

- Large master suite with ceiling fan, overhead can lights, and generous walk-in closet
- Spacious linen, clothes and guest closets with wire shelving
- Guest bedrooms pre-wired for ceiling fans
- Choice of furniture finished cabinetry
- Master bath includes garden tub, one-piece molded fiberglass shower with glass door, cultured marble vanity top with integrated double bowl sink
- Guest bath includes molded fiberglass tub with shower, cultured marble single bowl sink and countertop
- 12"x12" ceramic tile floor in choice of colors in main floor baths
- Single-lever faucets
- Oversized decorator mirrors

## CONSTRUCTION AND ENERGY-EFFICIENT FEATURES PROTECT YOUR INVESTMENT

- Central air conditioning
- 50 gallon gas-fired hot water heater
- Efficient gas-fired forced air heating system
- Electrical service with convenient circuit breakers
- R-30 ceiling insulation
- R-13 wall insulation with integral vapor barrier
- Water-saver commodes and shower heads
- Smoke detectors wired to electrical system
- 25-year warranty roof shingles over 15# felt
- Insulated and weather-stripped exterior doors and windows

## BENEFITS OF PATIO HOME LIVING

Enjoy your leisure time without the worries of home maintenance. Exterior maintenance including roofs, lawns and snow removal are managed by your Homeowners Association. Ask your Sales Representative for details.

*To personalize your home even more, ask your Sales Representative for a list of options and upgrades. Hinton McGraw/Berry Hill, LLC upholds a policy of continual attention to design and construction which requires that specifications, equipment, dimensions and price be subject to change without notice. Please consult your Sales Representative for full details.*