BERKLEY II

James Engle
Custom Homes

HAMPTON
ELEVATION SHOWN
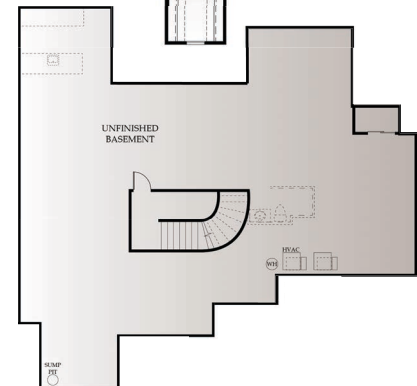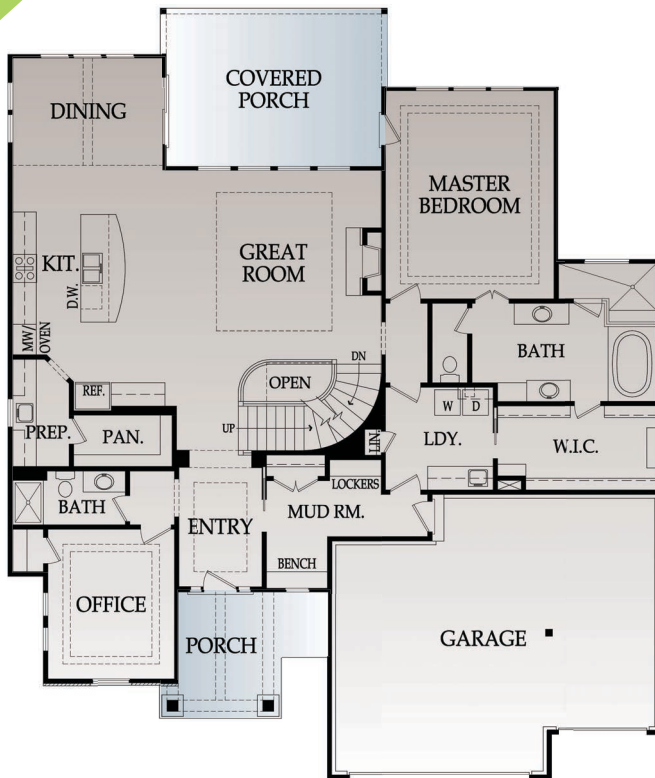
4 BEDS | **5** BATHS | **3725** SQ. FT.

CENTURY FARMS

1.5 STORY

2,167 SQFT MAIN LEVEL

MAIN LEVEL floor plan labels: DINING, COVERED PORCH, KIT., D.W., MW/OVEN, REF., PREP., PAN., BATH, OFFICE, PORCH, ENTRY, MUD RM., BENCH, LOCKERS, GREAT ROOM, OPEN, UP, DN, LDY., W, D, BATH, W.I.C., MASTER BEDROOM, GARAGE

UPPER LEVEL 1,413 SQFT

UPPER LEVEL floor plan labels: BEDROOM, LOFT, BATH, W.I.C., OPEN, DN, LDY. CHUTE, BEDROOM, CLO., BATH, BEDROOM, BATH, W.I.C., W.I.C.

OPT. LOWER 145 SQFT

OPT. LOWER floor plan labels: UNFINISHED BASEMENT, HVAC, SUMP PIT

EXTERIOR

• 19x14 covered deck or patio (depends on lot) with ceiling fan
• 3/4 Bath and wet bar stub in basement for future finish
• 30 year composition roof with ice & water shield
• Approx. 9′ foundation walls (not ceiling height); 9′, 10′ & 12′ main level ceilings with vaults per plans
• Front elevations with stucco & stone accent included (per plan); Renderings may show upgrades
• LP® SmartSide® Trim & Siding
• Choice of white or tan vinyl windows and sliding patio doors
• Low "E" insulated glass; fixed or single hung with screens and security locks
• Textured fiberglass 6′8″ tall fiberglass front door with 2 direct-set clear glass sidelights

INTERIOR

FLOORING AND TILE

o Ceramic tile floors in Master Bath, Laundry and secondary Baths
o Ceramic tile Kitchen & Prep Kitchen backsplash
o Ceramic tile walls and floor in Master shower; ceramic tile walls in all secondary Bath tubs/showers
o Choice of standard hardwood floors: 2 1/4″ red/white site finished oak or 5 pre-finished options

PLUMBING AND FIXTURES

o 50 gallon gas water heater
o Oil rubbed bronze or stainless steel fixtures – Kitchen, Prep Kitchen, MBA & 3/4 Bath
o Chrome fixtures at all remaining locations
o 2 shower heads in Master shower
o One-piece white fiberglass shower/tub units, unless specified otherwise
o Jetted 42x72 tub at Master Bath with ceramic tile surround
o Drop-in laundry sink

FIREPLACE, TRIM AND MIRRORS

o Direct vent fireplace with floor-to-ceiling stone façade and wood mantle
o Boot bench in Mud Room
o Choice of oil rubbed bronze or brushed nickel door knobs and hinges

o Wrought iron spindles, wood end caps and square capped newel posts
o Heavy, frameless, swinging, clear glass Master shower door
o Trim wrapped mirrors at Master Bath vanities

WARRANTIES AND SERVICES

o 1 year James Engle Custom Homes provided warranty program
o 24-hour emergency warranty service
o Quality assurance walk through occurs at 60 days and at 11 months after closing

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