

# Included Features for Brooke Point Estates

## Single Family Homes Included Features Carson and Lewis

### Exterior Features

- Professionally Designed Landscape Package
- Sod Lawns; Partial Front, Side, and Rear
- **Two Car Front Load Garage w/Asphalt Driveway**
- Pre-Wired for Garage Door Openers
- Individual Well and Septic System
- **30-Year Architectural Shingles**
- **Low Maintenance 5" Straight Lap Vinyl Siding**
- Concrete Lead Walk and Stoop
- Front and Rear Hose Bibs & Electrical Outlets
- Reinforced Poured Concrete Foundation Walls
- Insulated Fiberglass Front Entry Door w/dead bolt
- OSB wall sheathing with Vapor Barrier
- Designer Lighting at Garage & Front Entry
- Low Maintenance Aluminum Wrap Trim
- Mailbox

### Interior Features

- Nine Foot Ceilings on Main Level
- Foyer with Hardwood Flooring
- **One Piece Crown Molding in Foyer and Dining Room**
- **One Piece Chair Rail Molding in Foyer and Dining Room**
- Wall to Wall Carpet in choice of Color
- 7/16" 6.0 lb. Carpet Pad
- Rough-in for Ceiling Fan with Light at Family Room & Owners Bedroom
- Ceiling Light in Secondary Bedrooms
- 3 CAT5 Phone and 3 RG6 Cable Pre-Wires
- Structured Wiring Panel for TV/PH
- Prewired Alarm System
- 200 amp Electrical Service - Chesapeake
- 400 amp Electrical Service – Griffin, Bridgewater, Ashland and Chelsey
- Interconnected Smoke Alarm on Each Floor
- Washer & Dryer Hook-up with Dryer Vent
- Full Basement with 3 Piece Rough-in for a full Bath
- Two Panel Interior Doors
- Sliding Glass Door with Interior Grilles
- Flow guard Gold CPVC Water Service
- Ventilated Closet Shelving
- Nailed, Glued, & Screwed ¾" Tongue & Groove Subfloor
- Drywall Garage Walls, Tape, unpainted

### E-Home Features

- 15 SEER (Seasonal Energy Efficiency Rating) heat pump & air conditioning systems
- Programmable thermostats
- 50 Gallon Electric Water Heater
- R-38 blown cellulose attic insulation
- R-15 Exterior wall insulation
- R-11 Unfinished Lower Level Insulation
- R-13 Wall Insulation in Finished Lower Level Areas
- Comprehensive Air Sealing around windows, doors, joints and sill plates
- Thermal break perimeter insulation at foundation (walk-out condition only)
- Vinyl Windows with Argon Gas Filled Low-E glass

# Included Features for Brooke Point Estates

## Kitchens

- 42" Wood Cabinets with choice of Color
- Garbage Disposal
- No-Wax Resilient Floors
- Granite Countertops and Stainless Under mount Sink
- Moen Brantford Pull Out Faucet in Polished Chrome
- GE Stainless Steel Appliances:
  - 21.2 cu. ft. Energy Star Top Freezer Refrigerator
  - 30" Free Standing Electric Range with Ceramic Glass Cooktop
  - Hybrid SS Interior Dishwasher with Hidden Controls
  - 30" 1.7 cu. ft. Over the Range Sensor Microwave Oven

## Baths

- Moen Faucets
- Owners Bath with Shower featuring 13" x 13" Ceramic Tile Surround and Flooring
- Double Vanity in Owners Bath, per plan
- Ceramic Surround in other Full Baths
- No-Wax Resilient Floors in Full Baths
- Exhaust Fans in all Baths
- Designer Elongated Toilets
- 13"x13" Ceramic tile flooring in Powder Room, per plan

## The Atlantic Builders Commitment

- Preferred Lender Loan Packages
- Title Work through Heritage Title and Escrow
- Frequent Progress Reports
- Pre-Construction and Pre-Drywall Meetings
- Quality Assurance Inspection (Internal Inspection)
- Pre-Settlement Demonstration
- 60-Day Warranty Check-up
- 10-month Warranty Check-up
- 1 Year Builder/2 Year Systems/ 10 Year Structural Warranty

*In the interest of continuous improvement, Atlantic Builders reserves the right to modify or change specifications and design features without prior notice. Revised 6.14.2018*