

Birmingham III  
PROVIDENCE HOMES



3  
BEDS

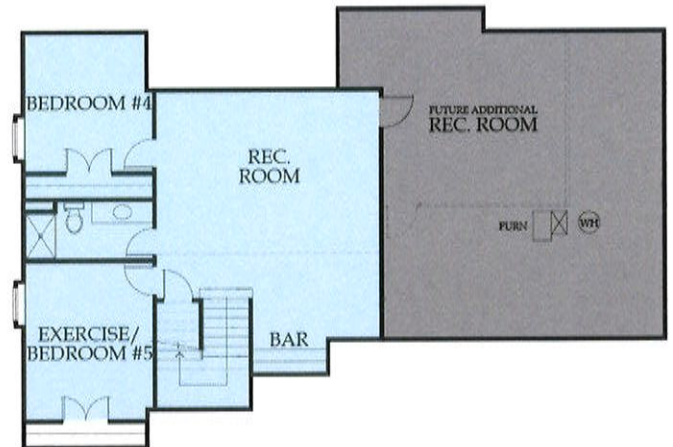
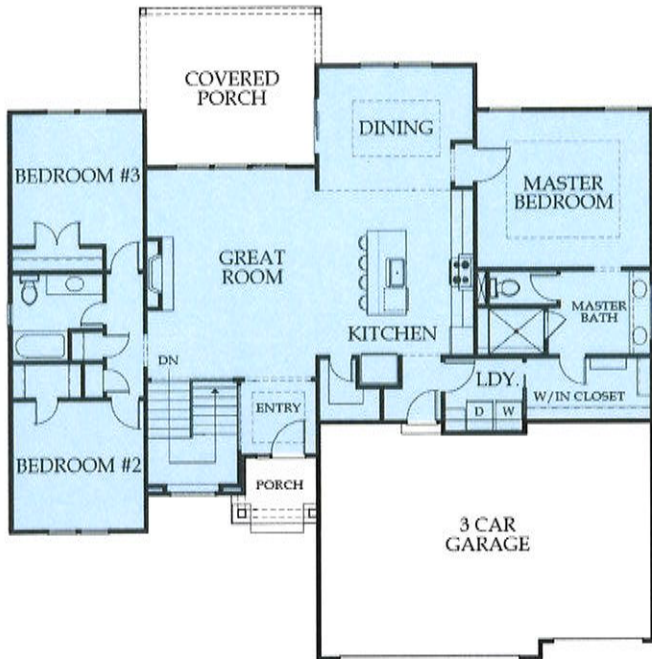
2  
BATHS

1,789  
SQ FT

Ranch

Main Level  
1,789 SqFt

\*Opt Lower Level  
648 SqFt



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**BROOKWOOD**  
FARMS



**STANDARD FEATURES - THE BIRMINGHAM 3**

**Interior**

Main Level Living with Open Floor plan  
 Vaulted entry with Arched Openings  
 10' Ceilings in Entry, Cathedral Vault in Family Room, Kitchen and Box Vault in Dining Room  
 Wall of Windows in Living Room overlooking Patio  
 Direct Vent Fireplace with Manufactured Stone surround and Wood Mantle  
 12" Tile Kitchen Backsplash  
 Custom Kitchen Cabinets with 42" uppers, Custom Wood Hood and Hidden Hinges  
 Smooth top Cook top, Wall Oven, Microwave with Trim Kit and Dishwasher  
 Large Walk in Pantry  
 Icemaker Line  
 3 Bedrooms on Main level  
 Master Bedroom with vaulted ceiling  
 Walk-in Master Shower w/fully tiled Walls & Floor and Seat  
 12" Tile in Showers and Baths  
 Double Bowl Vanity in Master Bath  
 Walk-in Master Closet connects to Laundry  
 First Floor Laundry Room includes Folding Counter and Built in Cabinetry  
 Tiled Floors in all Baths  
 Knock Down Ceilings  
 Stainless Steel Appliance Package  
 Mudroom with Boot Bench  
 Square wood Spindles with Wood End Caps  
 6 Cable and/or Cat 5 Phone Outlets  
 Separated Master Suite from Secondary Bedrooms  
 Oil Rubbed Bronze or Satin Nickel Door Hardware and Hinges  
 Chase for HDMI Cable from wall jack to TV Above Fireplace  
 Framed Mirror in Master Bath  
 Plate Mirror in Hall Bath

3 car garage  
 40 Gallon Water Heater  
 Whole House Humidifier  
 Attic Chase Pipe for Future Wiring  
 Lower Level Stubbed for Bath for future finish  
 Sump Pump  
 Passive Radon Vent

**Exterior**

Pre-wired for Garage Door Openers  
 Clear span Garage Beam (no post)  
 7' Steel Garage Doors with Architectural Trim  
 Stucco and Stone Accent Front  
 2 Exterior Water Spigots  
 2 Exterior Electrical Outlets  
 30 Year Composition Roof  
 LP Smart Siding and Trim  
 Fully Sod Yard  
 15 x 16' Partial Covered Patio on Level Lot

**Energy Efficiency**

Low E Thermo pane Vinyl Windows  
 Whole House Wrap  
 Air seal Foam and Caulk Insulation Package  
 Insulated Garage Door  
 Lennox 80% Gas Furnace & 13 SEER Air Conditioner  
 R 38 Attic Insulation

**Allowances:**

Lighting	\$1,200
Landscape	\$1,000
Appliances	\$2,971
Carpet square foot	\$1.72
Tile per foot	\$ 2.00