



## Standard Features

### ***The Madison Reverse - Brookwood Farms***

*Reverse 1.5 Story -3 bedrooms, 3 baths, 2,890 square feet*

#### Interior

- Hardwood floors in entry, kitchen, mud hall, and hall to bath/flex room and master suite
- Tile kitchen backsplash
- Quartz countertops in kitchen and master bath
- Custom kitchen cabinets with 42" uppers and hidden hinges
- Appliance package including oven, microwave, dishwasher, and gas stovetop
- Large walk-in pantry
- Pull-down faucet at kitchen island
- 1/3 hp garbage disposal with air switch
- Boot bench and drop-off zone
- Laundry connects to master closet
- Tile floor in all bathrooms and laundry room
- Walk-in master shower and freestanding tub with matte black fixtures
- His and Her vanities with matte black fixtures in master bath
- Large walk-in master closet
- First floor flex room with 3/4 bath
- Matte black plumbing fixtures in 3/4 bath
- Maple handrail, newel posts, and end caps with wrought iron spindles
- Spacious secondary bedroom in lower level
- Lower level 3/4 bath with double bowl vanity

#### Interior (cont.)

- 9' foundation walls
- Passive radon piping
- Pre-wire for garage door opener
- Individual plumbing shut offs at fixtures
- Seven Cat6 outlets
- Matte black door knobs and hinges

#### Exterior

- 3-car garage
- Stone and stucco front elevation
- Sump pump
- 12' x 18' covered concrete patio

#### Energy-Saving & Low-Maintenance Features

- Vinyl thermopane low-e glass windows
- R38 attic insulation
- Anti air infiltration whole house wrap
- Zip system
- Foam and caulk insulation package
- Lennox 8096 forced air gas furnace
- Lennox 14 seer air conditioner
- Whole-house humidifier
- LP Smart Trim and Smart Siding
- 30-year timberline style roof
- Prefinished aluminum gutter and downspouts
- Direct vent fireplace with tile surround

\*\*\*City and neighborhood requirements may change base price\*\*\*

