



### **IMPRESSIVE KITCHENS**

- **42" Birch Flat Panel** Cabinets in a variety of finishes
- **"MAYTAG"** Stainless Steel Appliance Package
  - ~ Side by Side (*Augusta and Charleston Villas*), Top Freezer (*Savannah and Alexandria Twins and Townhomes*)
  - ~ 30" Five Burner Self Cleaning Propane Gas Range
  - ~ 24" Dishwasher with Stainless Steel Interior Tub
  - ~2 Cu. Ft. 1000~watt Microwave/Hood Vent Combination Oven
- Convenient Island (per plan)
- Authentic Granite Counter Tops (*Choice of Eight Level I Colors*)
- Recessed Lighting Package

### **ELEGANT BATH FINISHES**

- Birch Wood Cabinetry (*all Baths*)
- 6"x 6" Matte Finish Ceramic Tile Floors and 6"x 6" Gloss Finish Wall Tile Tub/ Shower Surrounds (*All Baths*)
- Elongated Toilets (*All Baths*)
- Comfort Height Vanities in Owner's Baths
- Pedestal Sink in Powder Room (*per plan*)

### **DETAILED INTERIORS**

- Elegant 9' Ceilings on all levels of (*Augusta and Charleston Villas and Alexandria Twins and Townhome*) 9' Ceilings on lower and main level of *Savannah Twin and Townhome... 8' Ceilings on the upper level with a Tray Ceiling in the Owner's Suite*
- 36" Gas Fireplace with Black Slate Surround (*Augusta and Charleston Villas, Savannah Townhome and Savannah Twin*)
- Hardwood Flooring/Engineered Hardwood (*Area by Floorplan*)
- Wall to Wall Carpeting in all Bedrooms
- Decorative Interior Lighting Fixtures
- Interior Trim Package
  - ~ 2 Panel Smooth Finish Molded Hardboard Doors
  - ~ 3 1/4" Colonial Casing around Doors and Openings (*Per Plan*) (*Augusta and Charleston Villas*)
  - ~ 2 1/4" Colonial Casing around Doors and Openings (*Per Plan*) (*Savannah and Alexandria Twins Townhomes*)
  - ~ 5 1/2" Baseboard Molding (*Augusta and Charleston Villas*)
  - ~ 3 1/4" Baseboard Molding (*Savannah and Alexandria Twins and Townhomes*)
- Designer Multi-Color Paint Finish
- Brushed Nickel Lever Door Knobs (*Augusta and Charleston Villas*), Brushed Nickel Round Door Knobs (*Savannah and Alexandria Twins and Townhomes*)

### **EXTERIORS OF DISTINCTION**

- **"Hardie-Plank"** 7" Cement Siding or Brick
- Rear Composite Decking with Vinyl Railings
- 30 Year Architectural Asphalt Shingle Roof
- Engineered Roof Trusses
- 7/16" OSB Roof Sheathing
- Low E and Argon Filled Double Pane Vinyl Windows
- Two Car Garage with 8' Insulated Garage Door with Top Mount Glass Windows and Garage Door Openers
- 12" Front Gable Overhangs
- 12" Side and Rear Gable Overhangs
- Aluminum Wrapped Exterior Fascia and Soffits
- Aluminum Gutters and Downspouts
- 2"x 6" Exterior Framing - 16" Studs on Center
- 2"x 4" Interior Walls
- 1/2 " Drywall Nailed & Screwed
- Engineered Floor System
- 3/4 " AdvanTech Subfloor Glued & Screwed
- Two/Three Frost Free Exterior Hose Bibs (*Per Plan*)
- Front and Rear Waterproof Electrical Outlets (*Per Plan*)

### **ENERGY EFFICIENT HOME**

- **Energy Star Appliances**
- 90+% High Efficiency Gas Furnace
- 14 SEER Electric Air Conditioner
- Public Water and Sewer Service
- Propane Gas Service with Community Storage
- Low E and Argon Filled Double Pane Vinyl Windows
- House Wrap and Air Seal Package for Exterior Shell
- Roof Ridge Vent
- HVAC Ducts Tested for Air Leakage (*loss*) and Whole-House Air Infiltration Testing
- Insulated Fiberglass 2 Panel Front Door

### **INSULATION PACKAGE**

- R-19 Fiberglass Insulation in Exterior Walls
- R-49 Attic Insulation
- R-11 Basement Interior Walls

### **COMMITMENT TO CUSTOMER**

- Inspired Workmanship
- 1-Year Builder Comprehensive Warranty
- 10 Year Transferable Structural Warranty
- 2-Year Mechanical Warranty
- Pre-Construction and Pre-Dry Wall Meeting
- New Home Orientation and Preliminary Inspection Meeting
- Pre-Closing Inspection and Review
- 90 Day and One Year Customer Service Follow-Up
- Direct Contact with Community Sales Manager throughout Your Home Buying Experience

### **COMMUNITY AMMENTITIES**

- Residents' Club
- Fitness Room with 24 hour access
- Community Post Office
- Swimming Pool (*Outdoor*)
- Nature Path
- Carefree Maintenance Program: Mowing of Lawn, Mulch Flower Beds, Rake Leaves, Prune Shrubs and Trees, Remove Snow up to your Lead Walks and Annual Gutter Cleaning
- Maintenance of All Common Areas and the Professional Management of the HOA

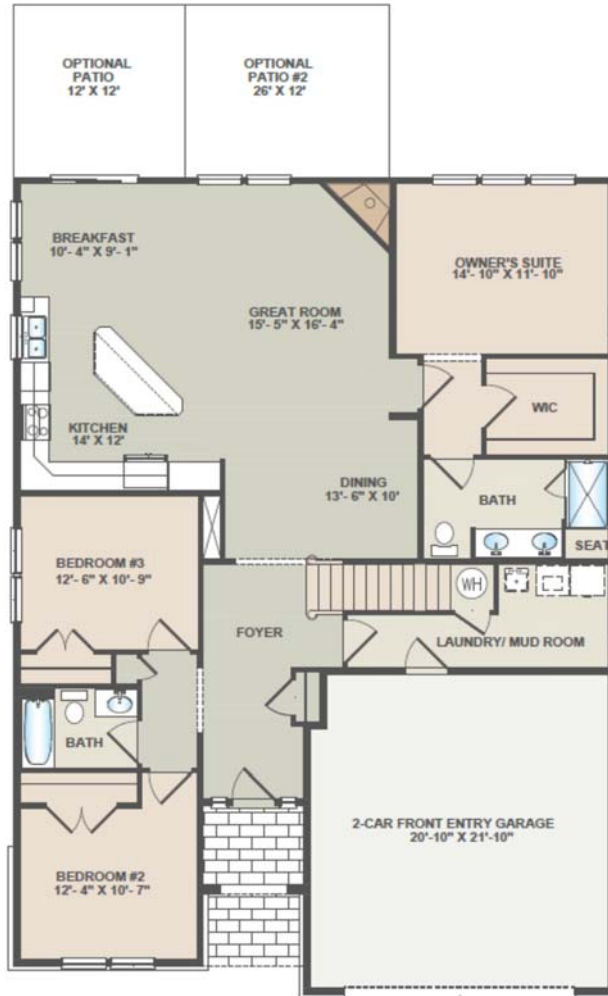
Bertie Culp, Community Sales Manager /301-848-5434/ [bertie@VillagesofSteepleChase.com](mailto:bertie@VillagesofSteepleChase.com)

Features are subject to change without notice. 10/20/2018





# CHARLESTON VILLA



**MAIN LEVEL w/ OPTIONAL LOFT**



**BERKSHIRE HOMES**  
*Inspired Craftsmanship*

VillagesofSteepleChase.com Bertie Culp—Sales Manager 301-848-5434 / 877-217-7671

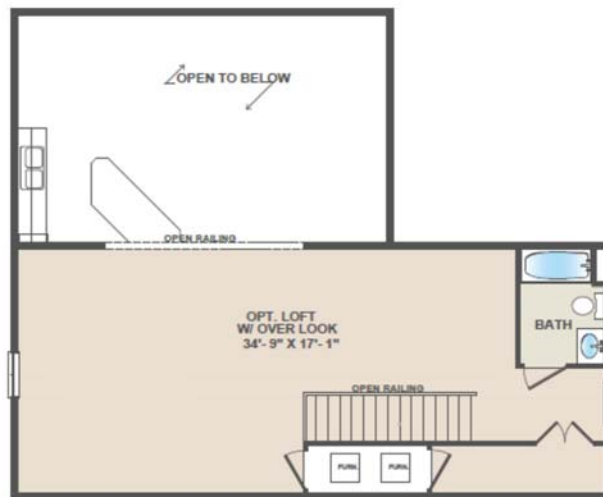
MHBR#6155



*Floorplans and elevations are for illustrative purposes only. All dimensions are approximate. Some available options are not shown. See Community Sales Manager for information.*



# CHARLESTON VILLA



## OPTIONAL LOFT w/ OVERLOOK



BERKSHIRE HOMES  
*Inspired Craftsmanship*

VillagesofSteepleChase.com Bertie Culp—Sales Manager 301-848-5434 / 877-217-7671

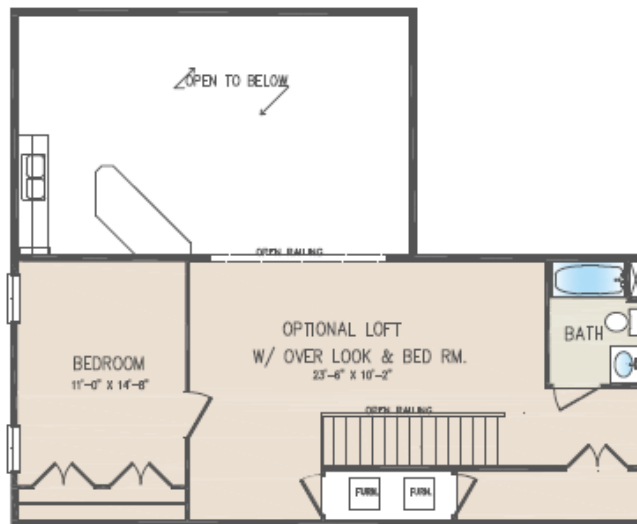
MHBR#6155



*Floorplans and elevations are for illustrative purposes only. All dimensions are approximate. Some available options are not shown. See Community Sales Manager for information.*



# CHARLESTON VILLA



## OPTIONAL LOFT w/ OVERLOOK/ BEDROOM and BATH



BERKSHIRE HOMES  
*Inspired Craftsmanship*

VillagesofSteepleChase.com Bertie Culp—Sales Manager 301-848-5434 / 877-217-7671

MHBR#6155



*Floorplans and elevations are for illustrative purposes only. All dimensions are approximate. Some available options are not shown. See Community Sales Manager for information.*