



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

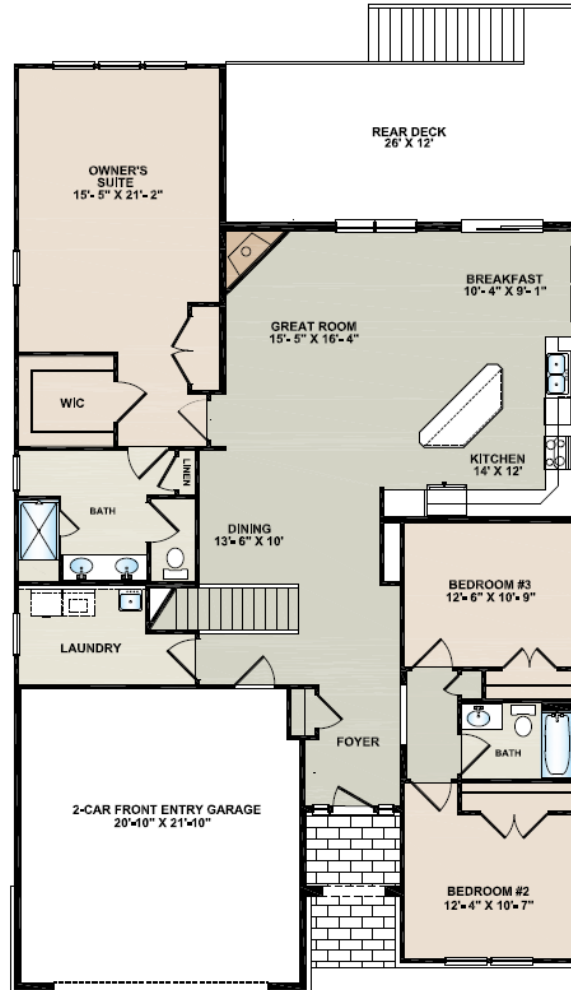
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Features are subject to change without notice. 10/20/2018





CHARLESTON VILLA



MAIN LEVEL



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



LOWER LEVEL



BERKSHIRE HOMES
Inspired Craftsmanship

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