





STORAGE  
UNFINISHED

FUTURE  
FAMILY ROOM  
27'0" x 15'6"

FUTURE  
BEDROOM #4  
12'0" x 12'0"

MECH. STORAGE  
UNFINISHED

FUTURE  
B #3

UP

FUTURE  
BEDROOM #3  
12'6" x 12'4"

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# **Bruyn Homes, Inc. Specifications & Features**

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## **Exterior Features**

- Numerous home designs
- 40-year architectural shingles
- Attached 2-stall garage (3rd optional)
- Steel insulated garage overhead door w/electric door opener(s) (Genie Pro 1000 3/4 horsepower) and 2 controls
- Low-E energy saving tilt-in single hung or Low-E insulated slider windows as per plan.
- 12x12 poured concrete patio (walk-out basement homes only)
- All disturbed soil rough graded
- 12x12 deck w/metal spindles
- Concrete drive (35'), walks and patios
- Maintenance-free vinyl siding
- Maintenance-free soffit and trim
- Fiberglass (paintable) entry doors w/adjustable sills, full weather stripping and (1) deadbolt included per home
- 2 outdoor water spigots
- Painted front door
- Gutter and downspouts are included

## **Interior Features**

- 95% efficient forced-air gas furnace w/10 year limited warranty on parts & labor
- Ceramic premium interior wall paint (choice of 3 colors for interior walls)
- Painted trim (choice of white or bisque)
- 2 louvered staircase lights
- Painted textured ceilings
- 9' ceilings on main floor (8' if cathedral or vaulted)
- Ceiling fan box in living room & bedrooms w/ cathedral or vaulted or trayed ceilings
- Craftsman style painted trim - 3 1/4 window casing & 5 1/2 baseboards
- 1 telephone jack and 3 cable jacks
- Custom built closet shelving
- Schlage interior and exterior door hardware
- Choice of chrome or brushed nickle plumbing fixtures standard
- Carbon monoxide detector on main floor & electric smoke detectors w/battery back-up on each floor & in basement
- Gas lines for range and dryer standard
- Lighting fixture allowance
- Pex water lines in home
- Engineered studs in kitchen walls & exterior tile shower walls for extra strength & stability

## **Bath Features**

- Selection of vanity finishes
- Choice of white fiberglass 1-piece tub/shower unit or shower unit in full baths
- Delta faucets
- Pedestal sink in 1/2 baths
- Lower level 'underground plumbed' for full bath
- Ground fault receptacle (GFI) in each bath
- Picture-framed full-size mirrors in full baths
- Timed exhaust fans in full baths
- Vanities have dove-tailed drawers
- Elongated toilets

## **Energy-Saving Features**

- R-52 blown cellulose insulation in the attic
- 2X4 exterior walls w/blown fiberglass insulation in exterior walls
- Master bath interior walls & master bedroom interior walls installed w/sound batts for privacy - optional
- 13 Seer air conditioner
- 95% high-efficiency energy-saving furnace w/10 year limited warranty on labor and parts
- 40 gallon high-efficiency gas hot water heater w/ power vent
- Low-E energy saving single hung or Low-E insulated slider windows as per plan.
- Ridge & soffit vent for maximum air flow through attic
- Foam insulation on the rim joist
- Exterior of house wrapped for moisture protection

## **Kitchen Features**

- Selection of kitchen cabinetry
- Full overlay cabinet door w/soft-close hinges and wood dove-tailed soft-close drawers
- Dishwasher, microwave & garbage disposal included
- 8" deep stainless steel sink
- 36" opening for refrigerator
- Choice of laminated countertops
- Waterline installed for refrigerators w/water/ice maker
- Delta washerless faucet with sprayer
- GFI protected outlets by countertops

## **Quality Convenience & Security Features**

- 150 amp electrical service
- 8' ceilings in basement standard
- Privacy locks for master bedroom and bath
- Ground fault receptacle in garage
- Written limited builders warranty
- Ring shank nailed, tongue and groove glued 3/4 OSB sub floor
- Engineered floor joists
- 5/8" drywall on ceilings and 1/2" drywall on walls

Note: Features and Specifications are Subject to Change at Any Time Without Prior Notice