

# BW

## BROOKWOOD WALK

### Included Features

#### INTERIOR DESIGN FEATURES

- 9' height, smooth finished ceilings on the first floor and 8' height on the second floor
- Enclosed gas fireplace with log-set
- 7-1/4" baseboard trim on the main floor and 5-1/4" on second floor
- Upgraded moulding throughout including box newel post at stairs
- Brushed nickel door handles
- Level 1 ceramic tile flooring in laundry room and bathrooms
- Engineered hardwood flooring throughout the main floor except bedrooms and baths
- Durable Mohawk® carpeting with 6lb pad
- Vinyl-coated wire shelving
- Prewired for cable and telephone in living areas and bedrooms
- Sherwin Williams paints throughout
- Decorative light fixtures with choice of color
- \$3000 lighting allowance (to be used at Pioneer Lighting only)
- Hardwood stair treads (basement: unfinished pine)
- Metal stair balusters (per plan locations)
- Prewired for security system at basement and first floor windows and doors

#### EXTERIOR FEATURES

- 3-Sides brick with natural stone masonry accents and weather resistant, fiber cement siding and trim at rear
- Steel, carriage-style garage door
- Bermuda sod and pine straw islands covering disturbed exterior areas
- Lawn irrigation system
- Aluminum gutters with splash blocks
- Two exterior hose connections with shut-off valves

#### ENERGY EFFICIENCY

- Dual HVAC system with programmable White Rodgers® thermostats
- 80%, high efficiency gas furnace (14 S.E.E.R.)
- Energy-saving, insulated ductwork
- Typar® (or equal) house-wrap
- Low-E insulated vinyl windows with tilt sash (per plan locations)
- R-30 attic Insulation, R-13 exterior wall insulation
- Energy conserving, PEX plumbing
- Roof ridge venting and soffit venting for proper attic ventilation

#### KITCHENS

- Granite kitchen counters with 8" depth, stainless steel, undermount sink
- Tile kitchen backsplash
- 42" height, kitchen cabinets with stained finish or optional enamel
- Upgraded, Whirlpool® stainless steel appliances including 36" gas cooktop, microwave, wall oven, vented hood and dishwasher
- Recessed lighting (per plan locations)
- Badger® disposal and ice maker hookup

#### BATHS

- Chrome faucets
- Level 1 ceramic tile flooring
- 36" high cabinets with polished edge mirrors
- Cultured marble counters with integrated sinks in secondary baths
- Steel tubs with tile surround in secondary baths
- Elongated toilets throughout
- Tuscan marble counters with 8" spread faucets in powder

#### OWNER'S BATH

- Dual vanity with Tuscan marble counters and 8" spread faucets
- Frameless glass shower enclosure
- Elegant free standing tub
- Level 1 ceramic tile shower and floor

#### CUSTOMER SATISFACTION

- 12-Month Builder customer service warranty program, plus year 2-10 Home Buyers Warranty® for peace of mind
- Pre-construction homesite walk-through with builder
- Pre-drywall orientation to verify selections
- Pre-closing orientation and quality assurance walk-through

**hatteras**  
COMMUNITIES