

THE BERTEAU



A SPACIOUS,
traditional 4-bedroom, 3½-bath residence featuring a spacious kitchen/ great room with plenty of storage. Deck from great room opens to yard and detached 2-car garage. First floor features include 9 ft. ceilings, two fireplaces and an open living room/ dining room plan. Private master suite has vaulted ceiling, separate closets and luxurious master bath with soaking tub, shower and double vanities. Convenient laundry on bedroom level. Finished lower level with walk-out includes family room, bedroom, full bath and additional storage.



UPGRADE ELEVATION 1



UPGRADE ELEVATION 2

MAYFAIR CROSSING

BERTEAU LUXURY FEATURES

LIVING AREAS

- Hardwood flooring featured throughout the main living level including the living room, dining room, kitchen, powder room, breakfast and kitchen/ family room combinations, second floor hallway and stairs to second floor, per plan
- Luxury, stain resistant carpeting in all bedrooms, stairs to lower level, and lower level, per plan
- Painted solid core, six panel wood interior doors with chrome lever hardware
- Painted wood trim
- Two coats interior paint finish
- All closets and/or pantry with coated wire shelving, per plan
- Ventless fireplace with gas logs, stone tile hearth and surround with painted wood mantle, per plan
- Woodburning fireplace with stone tile hearth and surround in family room, per plan
- Designer light fixtures in stairway, halls and all baths, per plan
- 9' ceiling on main living level
- 8' ceiling on bedroom and lower levels
- Vaulted ceiling in master bedroom and master bath
- State-of-the-art home network connection center for cable and telephone with CAT5 and RG6 interface, per plan

KITCHEN

- Designer cherry cabinetry with 42" upper cabinets
- Kitchen breakfast bar, per plan
- Granite countertops with choice of colors
- Stainless-steel appliance package
 - 21.9 cu. ft. frost-free side-by-side refrigerator with icemaker
 - Self-cleaning free standing gas range
 - Multi-cycle built-in dishwasher
 - Built-in microwave with exhaust hood
- Garbage disposal

- Moen® double-bowl stainless-steel sink
- Moen® single-lever chrome faucet with separate spray

MASTER BATH

- Euro height designer cherry cabinetry
- Luxury soaking tub with marble tile border surround, per plan
- Separate shower with marble tile surround with choice of designer colors and framed glass shower enclosure
- Mirrored medicine cabinet
- Marble countertop with choice of colors with two china undermount bowls
- Moen® designer chrome faucets
- 12" marble tile floor with choice of designer colors

SECONDARY BATHS AND POWDER ROOM

- Designer cherry cabinetry, per plan
- Tub with ceramic tile surround with choice of designer colors, per plan
- Ceramic tile flooring in secondary baths with choice of designer colors
- Cultured marble vanity tops with integral bowl, per plan
- Kohler® pedestal sink in powder room with decorative mirror
- Mirrored medicine cabinet in all secondary baths
- Moen® chrome faucets

FOR YOUR PEACE OF MIND

- Built-in security system with ground floor and lower level door contacts, siren, motion detector and two key pads
- Smoke detectors on all levels of the home
- Carbon monoxide detector on bedroom level
- Ground-fault interrupters in kitchen and baths
- Deadbolt locks on all exterior doors

ENERGY EFFICIENCY AND MECHANICAL

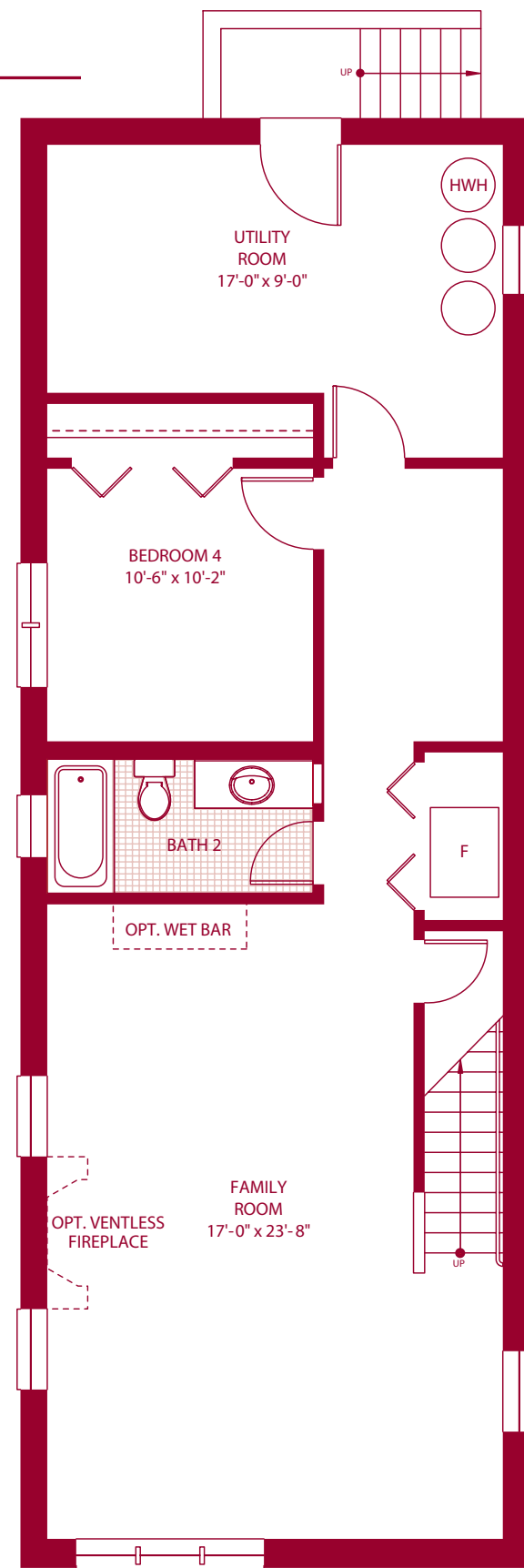
- Dual-glazed insulated windows with easy-clean tilt feature and screens
- HVAC system includes gas furnace, multi-zoned motorized dampers, programmable thermostats on each level with power humidifier and air conditioning unit
- 50-gallon energy-efficient, high-recovery gas hot water heater
- Copper plumbing throughout
- R25 insulation in ceilings and R13 in exterior walls
- Dishwasher with energy-saving selector
- Kohler® high-efficiency 1.6 gallon water closet
- Washer/dryer hookups with exterior vent, per plan
- Sill sealer at exterior foundation plates and foundation insulation
- Exterior house wrap for moisture and air infiltration barrier
- Enhanced water infiltration prevention system on lower level foundation walls

EXTERIOR FEATURES

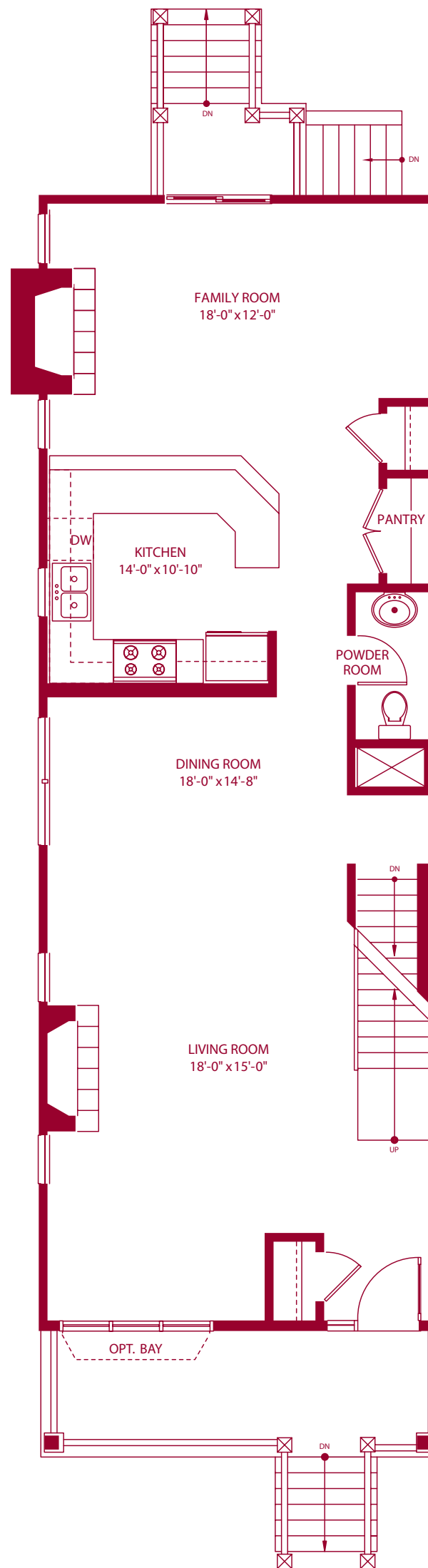
- Stained cedar siding with choice of colors on front façade
- Architectural profile roof shingles with choice of colors
- Maintenance-free vinyl siding on rear and side elevations
- Aluminum gutters and downspouts with choice of colors
- Front porches with architectural roofs in designer colors, per plan
- Mold-resistant external sheathing
- Two-car detached garage, with vinyl siding and electronic door with two remote controls, per plan
- Professionally landscaped yards with foundation plantings, per plan
- Insulated front doors with decorative glass lights, side lights and transom, per plan
- Insulated glass rear patio door
- Graciously landscaped outdoor areas

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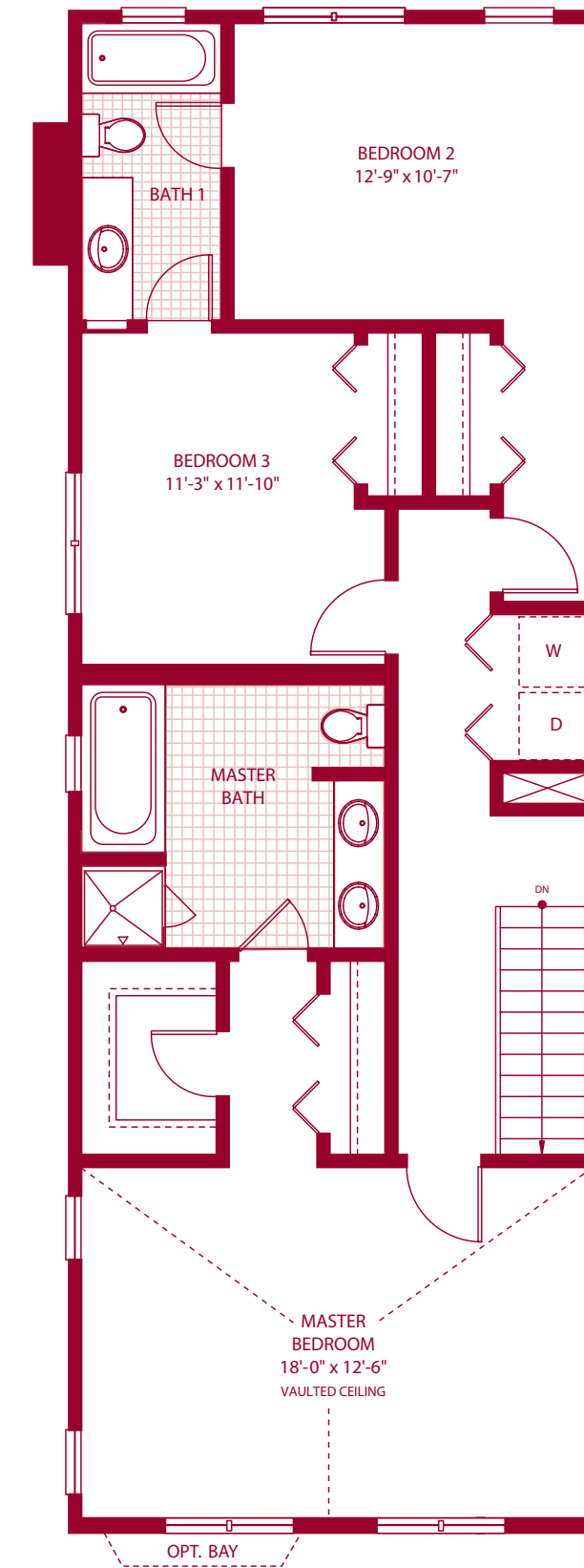
FLOOR PLANS



BERTEAU
Lower Level



BERTEAU
First Floor



BERTEAU
Second Floor