



Brookstone Homes

Poplar Estates Standard Features

Luxury Series Homes

RICH EXTERIOR FEATURES:

3 Acre or larger Lots – some back up to woods or creeks
Stone or Brick Wainscot fronts Standard – **Some Models come with Full Brick or Stone and Stucco Fronts**
Two Car **Side Load Garages** – Dry Walled
Some models come with three car garages
Rough-In Plumbing for One Full Bath in Basement
Automatic belt driven garage door openers with remote
Asphalt Driveway w/Concrete Lead Walks
2 Waterproof Electric outdoor Outlets
4” Concrete Slabs w/min. 4” Gravel in Foundation
8” thick Poured Concrete Foundation
Wafer Board OSB on Exterior of House and Roof

Stately Colonial, Traditional or Craftsman Exterior Styles

Walkout or English Walkout Unfinished Basements – based on grade
Lifetime Dimensional Fiberglass Shingles
Maintenance Free Aluminum 1 x 8 Wrapped Facia & Freeze Board
Maintenance Free Vinyl Single Hung Windows w/Screens
Maintenance Free Vinyl 6 1/2" Beaded Siding Front, Sides and Back
Maintenance Free Vinyl Soffit and Shutters
1” Weather Lip at Garage Door Entrance
Hose Bibs at Front and Rear
Landscaped front yard
Fully hydroseeded and strawed yards with high quality tall fescue grass in any disturbed areas

INTERIOR APPOINTMENTS:

Luxury Master Bath w/Soaker Tub, Double Vanity
Separate tiled shower and commode area w/fan/light combo
Gourmet kitchen with granite countertops
9 ft. Ceilings - 1st Floor, 8 ft. ceilings bedroom level,
9 ft foundation walls in basement
Ceramic Tile - 6 x 6 in Master Bathroom
Cultured Marble Vanity Tops in all Bathrooms
Stain Resistant Wall to Wall Carpeting w/upgraded Pad
Upgraded Vinyl Flooring in Kitchen, Breakfast area,
Bathrooms & Laundry/Mud Rooms
Elongated Toilets in all Bathrooms
Brushed Nickel Door Hardware, Hinges and Locksets
Multi Media Package – includes 4 phone and 4 cable outlets

40” Direct Vent Gas Fireplace in Family Room
Fireplace (includes: Arlington Paint Grade Mantle, Hearth & Surround in Slate finish, 2 recessed lights, and remote control
Oak Hardwood Flooring - 2 1/4” wide in the Foyer, Powder & Coat Closet
Upgraded Trim Package: Double Crown in Foyer, Dining & Living Rooms
Upgraded 2 panel Classique interior doors w/ “flair” style door handle
4 1/4”extra tall baseboard, 3 1/4 inch extra wide thick window trim and casings
Chair Molding w/Backer – Dining Room
50 Gallon Electric Hot Water Heater
Exhaust Fans with Light/Fan Combo in Toilet Areas
Programmable Digital Thermostat – Main Floor
Two Zone Electric Heating and Cooling units (Single-Oakmont EXT)

DELUXE KITCHEN DETAIL:

Beautiful Granite Countertops in Kitchen
“Merillat” Custom 42” Solid Raised Panel Birch
Cabinets Panel with crown moldings
Stainless steel under mount double bowl sink

Upgraded Stainless Steel Whirlpool Appliance package including
25 c.f. Refrigerator w/icemaker, double self-cleaning oven,
built in electric cook top, dishwasher and built in microwave
(some models have a wall mounted hood standard)

EFFICIENCY/SAFETY FEATURES:

Electric Cooking, Heating, and Hot Water heater
Complete Weather Striping package
Foundation is 8” thick Poured Concrete - 9’ tall
R-13 Fiberglass Insulation in Exterior Walls
R-38 Fiberglass Insulation in Top Floor Ceilings
R-11 Fiberglass Insulation in Basement Exterior Walls

Hard Wired Smoke Detectors near each Bedroom
4” Concrete Slabs w/min. 4” Gravel in Basement slabs
400 Amp Electrical Service
Ground Fault Interrupter Circuits
Plastic Plumbing Pipes w/Plex Fittings (copper extra)
13 Seer Central Air Conditioning System

NOTICE AND IMPORANTANT DISCLOSURES – Builder can substitute building materials or techniques of comparable nature than is shown on standard features list on any part of this brochure without notice or compensation to purchaser & may make deviations and variations from the floor plans which are shown on the brochure and “blueprints” without notice or compensation to purchaser. Builder may raise prices at any time prior to signing an agreement to purchase and these increases cannot be guaranteed as to the size or frequency of the increase, (if any) and are subject to change without notice. This price sheet and associated documents and disclaimer and notices shall be made an integral part of the purchase agreement between builder and homebuyer upon signing of said document.