



Brookstone Homes

Poplar Estates Standard Features

Signature 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
 Lifetime Dimensional Fiberglass Shingles
 2 Car Dry Walled Side Load Garages (per lot)
 Maintenance Free Vinyl Single Hung Windows w/Screens
 Rough-In Plumbing for One Full Bath in Basement
 Paved Asphalt Driveway
 2 Exterior Electric Outlets

Concrete Lead walk and steps
 Walkout or English Walkout Unfinished Basements – based on grade
 Landscaped Front Yard
 Maintenance Free Vinyl Siding
 Vinyl Soffit and Aluminum fascia
 Seamless Aluminum Gutters and Downspouts
 Two exterior hose bibs
 Fully hydro seeded 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
 8 ft foundation walls in basement
 Ceramic Tile - 6 x 6 in Master Bathroom
 Cultured Marble Vanity Tops in all Bathrooms
 Wall to Wall Carpeting w/upgraded 6 lb. Pad
 Vinyl Flooring in Kitchen, Breakfast area,
 Bathrooms & Laundry/Mud Rooms (per plan)
 Elongated Toilets in all Bathrooms
 Brushed Nickel Door Hardware, Hinges and Locksets

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
 Hardwood Flooring - 2 ¼” wide in the Foyer & Powder Room
 Upgraded Trim Package: Double Crown in Foyer, Dining & Living Rooms
 Wood Shelving and rods in closets
 Colonial Trim Package: crown molding in foyer, dining room, living room
 Chair Molding in Dining Room
 Multi Meida Package – includes 4 phone & 4 cable outlets
 Exhaust Fans with Light/Fan Combo in Toilet Areas
 Oak handrails with white balusters
 Two Zone Electric Heating and Cooling units (Single-Oakmont EXT)

DELUXE KITCHEN DETAIL:

Beautiful Granite Countertops in Kitchen-Level 1
 “Merillat” 42” Solid Raised Panel Birch
 Cabinets with crown molding and hardware
 Stainless steel under mount double bowl sink

Black or White 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
 Low E double pane vinyl windows
 R-13 Fiberglass Insulation in Exterior Walls
 R-38 Fiberglass Insulation in Top Floor Ceilings
 R-11 Fiberglass Insulation in Basement Exterior Walls
 13 Seer Central Air Conditioning System

Hard Wired Smoke Detectors near each Bedroom
 Attic ridge vent and vinyl soffit ventilation system
 400 Amp Electrical Service
 Dual Zone high efficiency TRANE electric heat pump (single some models)
 Plastic Plumbing Pipes w/Plex Fittings (copper extra)
 50 Gallon Electric Hot Water Heater

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.

 Purchaser

 Date

 Purchaser

 Date