

Stylize it!



Choose the package that is the right fit for you! Our packages have been thoughtfully put together to offer you the perfect combination of construction confidence and creature comforts for your budget.

The Good-Life Package

You've decided building is for you but price is key. This package gives you a beautiful home with the benefits of new construction but keeps the budget in check!

Package Highlights

Your new, quality constructed home will be built with our Standard Features, including:

- ♦ 30 year basement waterproofing warranty.
- ♦ All permits and utility connections included
- ♦ Energy efficient HVAC system with programmable thermostat
- ♦ White raised panel kitchen cabinets with soft-close doors and drawers
- ♦ PEX waterlines and Moen faucets
- ♦ 50 Gallon hot water tank
- ♦ 2 finish coats of Sherwin-Williams paint with 2 color choices
- ♦ Concrete drive, sidewalks and finish grade included!

The Luxe Package

You are steppin' up and out from your current home! We've put together this package to include the most sought after amenities that today's homeowner is looking for.

Package Highlights

Your new, quality constructed home will be built with our Standard Features plus these upgrades:

- ♦ Granite countertops in the kitchen with tile backsplash
- ♦ Hardwood floors in the main living area
- ♦ Andersen 200 series windows
- ♦ 9' first floor ceiling height
- ♦ Exterior front stone skirting
- ♦ Cased window openings and deluxe baseboard trim
- ♦ Coat bench if space allows
- ♦ Plumbing rough for a basement bath
- ♦ Gas fireplace with painted mantle and tile surround
- ♦ Stone based exterior columns

The Excellence Package

You are building your dream home, no expense will be spared! We've created this package to define the standard of fine, luxury living.

Package Highlights

Your new home will be built with our Standard Features and the amenities of The Luxe Package plus these upgrades:

- ♦ Granite counters in the kitchen with tile backsplash, quartz countertops in the master bath and granite in other baths
- ♦ Full exterior stone skirting, stone accent walls and stone based columns
- ♦ Upgraded kitchen cabinets and appliance package
- ♦ Gas fireplace with painted mantle and stone surround
- ♦ Ceramic tile walk-in shower
- ♦ Custom wood shelving in master closet

Customize it!

Want a couple extra bells and whistles? Customize your package with these upgrades. (Stick to 3 or less to keep it budget friendly!)

Good-Life Customizations	Luxe Customizations	Excellence Customizations*
<input type="checkbox"/> \$4,600.00 - Upgrade to Granite Kitchen Countertops <input type="checkbox"/> \$3,800.00 - Add Hardwood Flooring (Up to 500 sqft) <input type="checkbox"/> \$5,000.00 - Upgrade to 9' 1 st floor ceilings <input type="checkbox"/> \$500.00/per column - Upgrade to Stone Based Columns Front Porch <input type="checkbox"/> \$250.00 - Add Cabinet Hardware <input type="checkbox"/> \$950.00 - Add Coat Bench <input type="checkbox"/> \$300.00 - Add Bathroom Accessories <input type="checkbox"/> \$1,800.00 - Add a 12' x 12' Concrete Patio <input type="checkbox"/> \$4,000.00 - Upgrade to Andersen Windows	<input type="checkbox"/> \$2,200.00 - Upgrade to Granite in the Master Bath <input type="checkbox"/> \$3,000.00 - Add a garden tub to master bath (if plan allows) <input type="checkbox"/> \$4,000.00 - Add Ceramic Tile Shower <input type="checkbox"/> \$2,200.00 - Upgrade to Custom Wood Shelving in Master Closet <input type="checkbox"/> \$16,500.00 - Add a Rear 12 x 12 Covered Porch (if plan allows) <input type="checkbox"/> \$2,000.00 - Add Stone Fireplace Surround <input type="checkbox"/> \$1,800.00 - Add a 12' x12' Concrete Patio <input type="checkbox"/> \$1,800 - Add steps in garage to basement <input type="checkbox"/> \$4,000.00 - Add Appliance Package	<input type="checkbox"/> Upgrade to gourmet high-end appliances <input type="checkbox"/> Designer trim additions - coffered ceiling, wainscoting, crown molding <input type="checkbox"/> Full stone or brick exterior coverings <input type="checkbox"/> Upgrade to quartz kitchen countertops <input type="checkbox"/> Add a 12' x 12' 4-Season Sunroom (if plan allows) <input type="checkbox"/> Upgrade to gourmet high-end appliances <input type="checkbox"/> Upgrade to a Stamped Concrete Patio *Excellence Customizations will be priced per project

Build it!



BROWNSTONE **CONSTRUCTION**

The right combination of quality construction, creature comforts and cost consciousness to build one heck of a home! We also invite you to check out our "Stylize It" Packages and "Customize It" Options to make this home truly yours.

Standard Features:

General Specifications

- ◆ All building permits, plans and utility connections included
- ◆ Ceiling height 8 feet standard
- ◆ Concrete drive and front walk with protective sealer
- ◆ Concrete city sidewalks if required by development
- ◆ Rough finish grade
- ◆ 1 year builder Warranty

Foundation

- ◆ 8 foot poured concrete walls with brick pattern, reinforced with rebar (Stronger than hollow block!) with vented glass block windows
- ◆ 30-year transferable "Tuff n' Dry" foundation waterproofing system
- ◆ Interior foundation walls to be covered with waterproof paint.

Exterior Coverings

- ◆ Vinyl siding in an array of beautiful colors
- ◆ Limited Lifetime warranty dimensional shingles

Plumbing

- ◆ 50 gallon hot water tank
- ◆ PEX waterlines
- ◆ Stainless steel kitchen sink with chrome Moen Arbor faucet and garbage disposal and Moen Brantford or Eva bath fixtures

Electrical Work

- ◆ 150 amp service to house, wired per code
- ◆ Five recessed can lights included
- ◆ Pre-wire for 3 phone outlets and 5 cable outlets
- ◆ Generous fixture allowance

Energy Efficient HVAC Systems

- ◆ 95% efficient furnace and 13 SEER air conditioning sized accordingly for the home with Energy-saving programmable thermostat

Windows and Doors

- ◆ Jeld-Wen white vinyl windows
- ◆ Therma-Tru fiberglass front door
- ◆ Insulated garage door with opener

Fine Interior Finish Features

- ◆ Windows to have elegant drywall returns
- ◆ Six panel doors with brushed chrome knobs and hinges
- ◆ Painted trim
- ◆ Shoe molding on all tile floors
- ◆ White raised panel kitchen and bath cabinets with soft-close doors and drawers
- ◆ Hi-Def Laminate countertops throughout.
- ◆ Closet shelving per allowance

Finish Floors

- ◆ Foyer, family entry, kitchen, laundry and bathrooms to be ceramic tile, chosen from standard selections
- ◆ Stairs to second floor to be wall-to-wall carpet
- ◆ Remainder of home to be carpet throughout, chosen from standard selections

Paint

- ◆ 2 coats of Sherwin Williams SureScrub finish paint in eggshell – 2 wall color choices
- ◆ All interior trim, interior and exterior doors to be painted – 1 color choice