



## **BERKELEY PARK**

## Standard Home Features

### **Interiors**

- \* Hardwood floors in foyer, dining room, powder room, kitchen, breakfast area and family room
- \* Ceramic tile in wet areas in secondary baths
- \* Painted (white) smooth ceilings in living areas (excluding garage).
- \* Designer ceiling in great room and dining room
- \* Ceiling fan in great room and master bedroom
- \* Pre-wire ceiling fan in secondary bedrooms (double switch)
- \* Six (6) panel Colonial Design doors
- \* Deadbolts on exterior doors
- \* Fireplace (42") with gas starter with outside air return
- \* Stone or brick faced fireplace with custom mantle and raised hearth (upgrades available)
- \* Pre-wired for High Speed Internet and multi-media services
- \* Three (3) telephone and two (2) cable outlets (trimmed)
- \* Complete alarm system with third year monitoring free
- \* Pre-finished engineered shelving
- \* Disappearing attic stairs
- \* Trimmed and painted garage interior
- \* Garage door opener with remote
- \* Oil rubbed hardware throughout
- \* Nine foot (9') ceilings throughout main level
- \* Shaw Jet Set R2x stain resistant carpeting with 6lb. carpet pad
- \* RB3 trim on main floor
- \* Tile on Laundry room floor

### **Customized Exteriors**

- \* Architectural design shingles with 20 year warranty
- \* Design shingle ridge vent
- \* Architectural controlled elevations with extensive custom details
- \* Feature brick and stacked stone fronts available
- \* Composite main entry door
- \* GBG glass exterior doors
- \* Exterior service door in garage (slab) or basement if feasible
- \* Professionally designed landscaped yards
- \* Custom copper patina mailbox mounted on a distinctive Wrought iron post
- \* Pre-finished custom seamless gutters and downspouts
- \* Pre-primed Hardi-plank fiber cement siding
- \* Mira Tec solid composite corner board and trim
- \* Bora-care Termite Protection
- \* Covered patio without door fireplace plans have outdoor grills

### **Today's Kitchen**

- \* Custom wall cabinets with raised panel doors in stained Oak finish with European hinges.
- \* Pantry
- \* Whirlpool appliances with gas or electric cooking
- \* Stainless steel appliance package which includes range, oven, dishwasher and microwave.
- \* Hardwood Flooring (Tile available)
- \* Garbage disposal
- \* Granite countertops with tile back splash

### **Luxurious Master Bath**

- \* Oversized designer jettted garden tub
- \* Separate enlarged shower with glass surround
- \* Raised custom vanities with Granite tops
- \* Double sinks with Moen faucets (most have knee space)
- \* Ceramic tile floor
- \* Oversized glass block or obscured window in master bath
- \* Elongated commodes

### **Energy Savers**

- \* Gas heat (energy efficient)
- \* Vinyl insulated windows with low E glass
- \* Insulated exterior doors (composite entry door)
- \* GBG French doors with low E glass
- \* R-13 wall insulation
- \* R-38 flat ceiling
- \* R-19 vaulted ceiling
- \* Insulation enhancing home wrap moisture barrier
- \* 50 gallon gas water heater

### **Personal Selections**

- \* Special color palette for exterior siding, shutters, front door brick or stone
- \* Carpet, hardwood and vinyl flooring
- \* Granite countertops in kitchen
- \* Granite in bathrooms
- \* Appliance upgrades available
- \* Lighting fixtures
  
- \* Ceramic tile selections
- \* Gas or electric range

### **Interior Trim**

- \* Two (2) piece crown in foyer and dining room
- \* One (1) piece crown in other major main floor spaces (unless vaulted)

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APRIL 2014