



MONTVIEW ESTATES

Bercher Homes Included Features

INTERIOR DESIGN FEATURES

10' ceilings on first floor, 9' ceilings on second floor (per plan)
 Built in cabinets in Family Room (per plan)
 Mud room with built-in lockers (per plan)
 All Bedrooms and Family Room are braced and pre-wired for ceiling fans
 3-1/4" site finished hardwood floors on basement plans
 5" engineered hardwood floors on slab plans
 Hardwood floors throughout main floor (excluding bedrooms, bath and laundry)
 Full oak stained tread stairs with painted risers on stairs
 Decorative metal balusters on stair railing in black satin finish with box newel post
 Smooth two panel interior doors egg or lever style door hardware
 8' Solid Core Doors on main (per plan)
 7" Crown Molding throughout the main floor, upstairs hall & Owner's Bedroom
 5" Crown Molding in Owner's Bath, tray and optional coffer ceilings
 Two piece chair rail in Foyer and Dining Room with shadowbox detail
 9-1/4" Baseboards on main, upstairs hall and Owner's Suite
 5" Baseboards on second floor
 Howe casing on doors and windows
 42" Wood burning fireplace with gas starter in Family Room
 Raised hearth brick surround with Waverly wood mantel
 Tile floors and tub/shower surrounds in all full baths
 Framed mirrors in all baths
 Oil rubbed bronze, brushed nickel or chrome plumbing fixtures
 CATV outlets pre-wired with RG-6/U coaxial wire; trimmed out and homerun to structured wiring panel. Standard locations include Family Room, Owner's Bedroom, and Media Room (per plan) with added conduits for future needs

KITCHEN FEATURES

Shaker style painted cabinets with 3" cove molding and soft close doors & drawers
 36" Chimney style wood range hood
 Under cabinet lighting
 Quartz countertops with tile backsplash
 Kitchenaid Stainless 30" Electric Double Oven
 Kitchenaid 36" 5 Burner Gas Cooktop
 Kitchenaid Stainless Dishwasher with Stainless Interior
 Kitchenaid Under Counter Built-in Microwave Drawer
 Recessed canned lighting
 Stainless kitchen sink (single bowl, 50/50 or 60/40 configuration)
 Moen Sleek pull down faucet with sprayer, choice of finish
 Optional Butlers Pantry (per plan) with quartz countertop and tile backsplash

OWNER'S SUITE FEATURES

Tray ceiling (per plan)
 7" Crown molding in the Owner's Bedroom
 Spacious walk-in closets
 Pre-wired for data and cable
 Double vanities raised height (per plan)
 Granite countertops
 Shaker style painted cabinets
 Moen 8" spread sink faucets
 Framed mirrors (choice of colors and styles)
 Tiled shower with semi frameless glass surround
 Freestanding acrylic tub with freestanding tub filler
 5" Crown molding in the Owner's Bath

EXTERIOR DESIGN FEATURES

Refined craftsmen and traditional style elevations with brick water table on front and sides (per plan)
 3 Car Garages standard (per plan) with carriage style insulated garage doors
 Architectural detailed front and side elevations with combinations of brick, natural stone, cedar shake and cement fiber siding (exposure varies per plan)
 Cement fiber siding with manufacturer's warranty (per plan)
 Architectural roof shingles—30 year manufacturers warranty
 Cedar shutters per design mounted on hinges with S-Hooks
 Metal front porch roofs and accents (per plan)
 Two standard flood lights (locations vary per plan)
 Two hose bibs (locations vary per plan)
 Pressure treated deck with stairs to concrete patio for basements (plan specific)
 Poured concrete patio for slabs (plan specific)
 Brick on front porch / stoop (per plan)
 Low E insulated tilt-out wood windows
 Professional landscape package
 Zoned irrigation

ENERGY EFFICIENT & SAFETY FEATURES

Lighting allowance up to \$5500 per plan based on square footage
 Tankless Water Heater with re-circulator system
 Dual HVAC system 14 SEER compressor and 80% + efficiency furnace
 Electronic HVAC fresh air damper
 Two programmable thermostats for climate control
 Double-hung tilt out wood windows with Low-E insulated glass
 Low maintenance insulated exterior side and rear doors
 HomeGuard® house wrap to control moisture
 Insulation:
 R-30 in attic, garage ceiling and vaulted ceilings
 R-13 in all exterior facing walls
 R-19 in basement ceilings and cantilevers
 Polycel foam package for windows, exterior doors, and sill plates
 Security system pre-wired and trimmed to include 2 digital key pads, 6 zone master control panel and pre-wire for motion detector and internal siren
 Smoke & carbon monoxide detector on each floor
 Smoke detector in all bedrooms
 Water conservation rated elongated toilets in all baths
 Radon passive air piping installed in basements
 Seal all plumbing, electrical and HVAC penetrations
 Mastic all HVAC fittings, boots & connections
 Exterior GFI outlets on front and rear doors

CUSTOMER CARE

Pre-Construction Consultation with Builder
 Pre-Sheetrock Consultation with Builder
 Pre-Closing Orientation and Quality Assurance Consultation with Builder
 Personal Plan Review and Design Option Consultation
 One Year Homebuilder Warranty featuring a 45 day warranty review and 12 month warranty review
 8 year RWC® structural warranty
 Termite bond with renewable warranty provided by Northwest
 Certified Professional Homebuilder

For additional information ask Sales Agent for detailed Construction Specifications

BECKY BERCHER

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