

# Malone's Pond

## 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  
Craftsman Style 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  
Whirlpool Stainless 30" Electric Double Oven  
Whirlpool 36" 5 Burner Gas Cooktop  
Whirlpool Stainless Dishwasher with Stainless Interior  
Whirlpool Under Counter Built-in Microwave  
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  
Rectangle drop-in soaking tub with tile surround  
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  
Composite 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 \$4000 with PDI  
Tankless Water Heater with re-circulator system  
Dual HVAC system 15 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  
1 year Termite bond with renewable warranty and Pestban wall tubing  
Certified Professional Homebuilder

*For additional information ask Sales Agent for detailed Construction Specifications*



770-495-5050  
ext. 4788



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