

# Murray Brook

## Impeccable Finishes:

- Schlage door knobs and privacy knobs through- out house.
- Smoke detectors and carbon monoxide detectors for enhanced safety.
- Arc-fault / childproof electrical outlets and decora rocker switches.
- Wood floors in main living area.
- Oversized baseboards and casing.
- Rounded sheetrock corners throughout.
- Designer tile in bath and utility rooms.
- Tongue and groove floor decking-- glued, nailed, and then screwed to ensure solid construction.
- Integrated "structured" pre-wiring -- television (satellite/cable) & telephone.
- Alarm System contacts on all accessible windows and doors, attic siren, and keypad.

## Energy Efficient Home Features:

- Radiant barrier roof decking.
- Continuous soffit venting where applicable and ridge venting for improved attic ventilation.
- 14 SEER high-efficiency air conditioning and heating system, with damper system.
- Programmable thermostats to manage energy usage.
- Media air filter for improved air quality.
- R-30 ceiling insulation; R-13 insulation in 2x4 exterior walls; R-19, in 2x6 exterior walls.
- Polycell expansive insulation around windows, doors, mechanical penetrations through exterior walls.
- On demand hot water system for energy efficiency.
- 52" ceiling fans with light kits in master bedroom, and secondary bedrooms.
- Sealed recess cans to reduce air leakage.
- Double paned, Lo-E2 glass windows.

## Exterior Features:

- Custom exterior Sherwin Williams paint program.
- Schlage front door handle set.
- ½ horsepower garage door opener.
- Fully engineered foundations and framing structure.
- 30-year architectural shingles.
- High quality American brick providing low maintenance and higher value.
- Masonry siding, fascia, soffit, and trim boards.
- Front and rear gutters for improved drainage.
- Brick front porches.
- Solid wood front door with double-paned glass.

## Kitchen Features:

- Granite countertops with designer tile backsplash.
- 42" wood upper cabinets with crown molding.
- Stainless steel appliance package.
- Job-built cabinets with European concealed hinges.
- Recessed kitchen lighting; under-counter lighting for improved task management.
- Stainless steel under-mount kitchen sink with ½ horsepower disposal.
- Delta pullout faucet with vegetable sprayer.

## Master Suite Features:

- Granite counter tops with dual sinks.
- Separate shower with designer tile.
- Whirlpool tub with designer tile backsplash.
- Elongated toilet.
- Semi framed shower enclosure in master bathroom.