

Features

Interior Features

- ◆ 9' foot tall ceilings
- ◆ Colonist design doors and trim work
- ◆ Ceramic tile in foyers
- ◆ Direct wired smoke detectors with battery back-up
- ◆ 6 pound re-bond carpet pad
- ◆ Mohawk brand carpeting
- ◆ Thomas and Minka light fixtures in polished brass and chrome
- ◆ Pre-wired telephone and TV/cable outlets

Kitchen Features

- ◆ Major brand dishwasher
- ◆ Badger garbage disposal
- ◆ Major brand range hood
- ◆ Congoleum vinyl no-wax floors
- ◆ Wilsonart laminated counter tops
- ◆ Pre-installed water line for refrigerator
- ◆ Delta plumbing fixtures
- ◆ Double-bowl stainless sink
- ◆ Oak cabinetry

Bath Features

- ◆ Congoleum vinyl no-wax floors
- ◆ Cultured marble vanities with mirrors
- ◆ National one-piece full height tubs and showers
- ◆ Oak cabinetry
- ◆ Delta & Gerber plumbing fixtures

Energy Saving Features

- ◆ Silverline easy-operating maintenance-free windows
- ◆ 2" Rigid insulation installed on foundation walls to create warmer more comfortable floors
- ◆ Housewrap on all exterior walls
- ◆ Ceilings installed with R-30 Blown Blanket insulation

Exterior Features

- ◆ Cultured stone masonry
- ◆ Vinyl siding and aluminum soffits, gutters and downspouts
- ◆ Steel exterior doors
- ◆ Steel pre-finished garage door
- ◆ GFI protected exterior electrical outlets
- ◆ Frost-proof hose bibs
- ◆ Cedar trim accents
- ◆ 25-year warranty shingles
- ◆ Asphalt driveways
- ◆ Underground sprinkler system
- ◆ Professionally designed landscaping

Mechanical Features

- ◆ Carrier brand gas, forced-air heating system
- ◆ Carrier brand air conditioner
- ◆ State brand automatic gas-fired water heater
- ◆ Electrically programmable thermostat

Utility and Storage Features

- ◆ Attached two car garages
- ◆ Convenient main-level laundry rooms
- ◆ Walk-in closets with master bedrooms
- ◆ Utility tub in laundry rooms

Special Features

- ◆ Our Customer Care Program provides professional service after you purchase your new home.
- ◆ 10-year residential warranty
- ◆ Homes separated with insulated double party walls with state-of-the-art 2" thick fireproof gypsum shaftwall
- ◆ Poured concrete foundation walls eliminate the possibility of future foundation failure.
- ◆ Subcontractors are carefully chosen on the basis of their reliability and quality of workmanship.
- ◆ Lake Michigan water sewer by the town of Schererville

Briar Cove 01/27/03

