

*These Quality Features
are included in the purchase
of your new home at*

**Heather
'Knoll**



OUTSIDE YOUR HOME...

- Exquisite window designs, custom-made for each home. So unique, the design is copyrighted.
- Traditional brick front with fine detailing, classic cedar siding and elegant trim at windows and doors.
- Convenient main level one-car garage.
- Wood fencing between homes for privacy in backyards.
- Attractive and energy efficient front door with brass handle and front door chime.
- Professionally designed individual landscaping including sodded yards and mulched areas, plus 5 year Termite Soil Treatment.
- Concrete driveways.
- Handsome wood garage doors.
- Garage interiors are drywalled.
- Waterproof exterior electrical receptacle at rear of home (GFI).
- Exterior hose bibs, front and rear of home.
- Seamless aluminum gutters and downspouts.
- Outlet for Garage Door opener.
- Public Water and Sewer. Underground utilities.

INSIDE YOUR HOME...

- Two finished levels of living space includes main level family room or library.
- Up to 2262 sq. ft of living space. Choose a finished basement and have up to 2916 square feet of total living space.
- Three spacious bedrooms, two full baths and convenient first floor powder room.

- Separate formal dining room.
- Dramatic stairways, custom-crafted to fit each home with beautifully stained banisters and newel posts, and elegant white balusters.
- Spacious master bedroom suites feature vaulted ceilings.
- Sunny eat-in breakfast room adjoining state-of-the-art kitchen in the Camden.
- Convenient first floor family room in the Brookhaven and Camden or elegant library in Avondale.
- Three sided glass see-through fireplace with 8x8 ceramic tile surround situated between the living room, family room and breakfast room of the Camden.
- Fireplace with slate surround in the family room of the Brookhaven and living room of the Avondale.
- Six-panel doors with brass-tone hardware.
- Designer lighting fixtures throughout home.
- Prewired for television and cable in master bedroom and family room in the Brookhaven and Camden, in living room of the Avondale.
- Convenient laundry area in every home.
- Armstrong wall-to-wall carpeting throughout home.
- 200 AMP electrical service.
- Washer and dryer hookups with outside venting.
- Spacious closets with double hung rods and extra built-in shelving in master suite.
- Cambay no-wax resilient flooring in foyer, kitchen, breakfast room and powder room.
- Smoke detectors on every floor for your safety.

IN YOUR STATE-OF-THE-ART KITCHEN...

- Kitchen equipped with top quality appliances by General Electric including gas range with self-cleaning oven, 18.0 cu. ft. frost-free refrigerator with ice-maker, sound insulated dishwasher, garbage disposal and stainless steel bowl sink. All appliances available in almond or white.
- Beautifully crafted wood cabinets.

IN YOUR LUXURY BATHS...

- Two full baths and powder room with choice of ceramic tile color for floor and tub surround in full baths.
- Cultured marble tops with spacious vanities in full baths.
- Elegant first floor powder room with attractive oval mirrors and pedestal sink.
- Luxurious master baths with oversized soaking tubs and separate showers, decorative mirrors and lighting.

FOR YOUR COMFORT...

- Excellent energy savings program includes insulated double pane windows. These specially crafted windows have bottom sash tilt-out for easy cleaning and include protective screens. Insulated sliding glass doors with metal frame and screen.

- Gas heating system.
- Central electric air conditioning.
- Insulated entrance door with weather stripping and brass hardware.
- Gas water heater.
- Water saving shower heads.

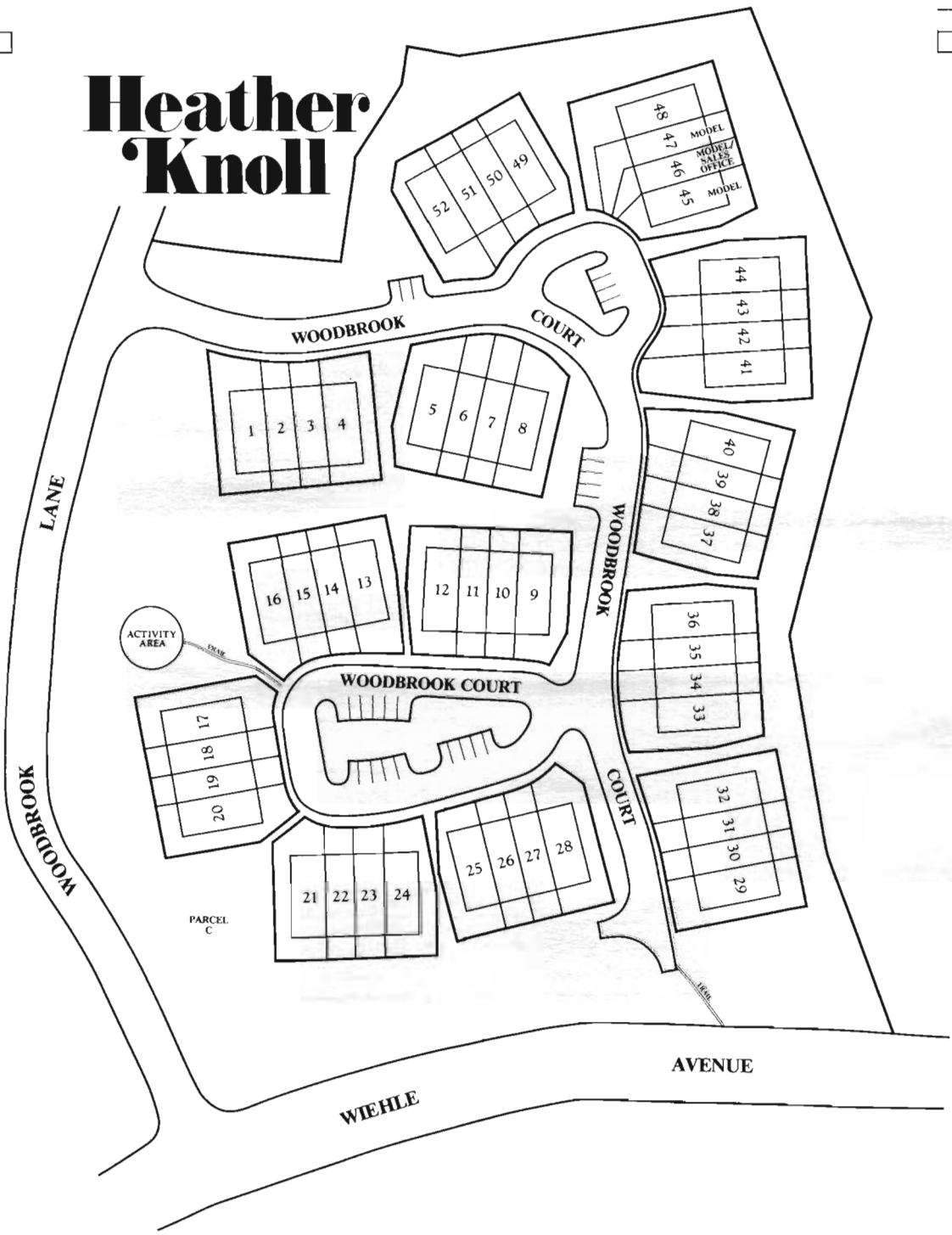
FOR YOUR INVESTMENT...

- Copper piping with low-lead solder.
- TJI Joists, "the Silent Floor System." Proven to be a stronger and quieter flooring support system.

FOR PERSONALIZING YOUR HOME... OPTIONAL FEATURES...

- Whirlpool tub
- Additional fireplace in Brookhaven master suite
- Recessed lights
- Ceramic kitchen floors
- Wet bars
- Marble fireplace surround
- Ceiling fan outlets
- Elegant crown moulding
- Intercom system
- Finished lower levels
- Wood decks

Heather Knoll



William L. Berry & Co., Inc.
 Award Winning Builders and Developers

