



## **STANDARD FEATURES AT BERTHOUD LAKE ENCLAVE**

### **CONSTRUCTION**

- Vaulted/Volume ceilings in Living areas and Master Bedrooms(varies per plan)
- Steel reinforced engineered foundations
- Soil Tests on each lot
- Foundation perimeter drain systems
- TJI or sim. Floor joists
- PEX plumbing system
- 9' wall ht. at basement with rough in plumbing
- 1 year builder warranty

### **ENERGY EFFICIENCY**

- R-49 ceiling/attic insulation
- R-21 exterior walls including garage
- R-13 drupe at basement walls
- Double paned low-e vinyl windows
- 92% high efficiency furnaces/zoned heating (varies per plan)
- Programmable thermostat
- Insulate all window, door, and mechanical penetrations
- 50 Gallon energy efficient water heater
- Water saver toilets

### **EXTERIOR**

- Partial stone veneer
- Fiber cement siding
- Insulated Steel garage doors
- Insulated fiberglass entry door
- Front yard landscaping with sprinkler system
- Covered rear patio or deck (varies per plan)
- Ltd. Lifetime Warranty asphalt shingles
- Frost free hose bibs

### **INTERIOR**

- Knock down textured walls and ceilings
- Hardwood flooring, carpet, and tile (locations vary per plan)
- Slab granite countertops with backsplash at all kitchens and baths
- Undermount china sinks in all baths and stainless steel at kitchen
- Insinkerator garage disposal
- Dove tail cabinets with self-closing mechanisms
- Wood built in closets
- 5 Piece master baths w/ poured pan showers and tile surround
- Frameless shower doors
- Stainless kitchen appliances including dishwasher, refrigerator w/ water line, gas range, microwave
- Satin Nickel or Oil Rubbed Bronze fixtures and hardware
- Garage door openers
- Fully integrated smoke detectors and carbon monoxide detectors
- Dead bolt lock at exterior entry doors
- Stone faced gas fireplace

Specifications may change without notice