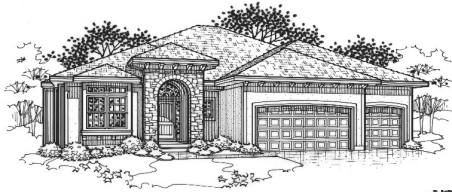


## The Stoneybrook Reverse Expanded

Reverse 1.5 Story, 4 Bedrooms, 4 Full & 1 Half Bath, 3681+/- square feet

See Website for Pricing - [www.jamesengle.com/plans](http://www.jamesengle.com/plans)



Mediterranean Elevation



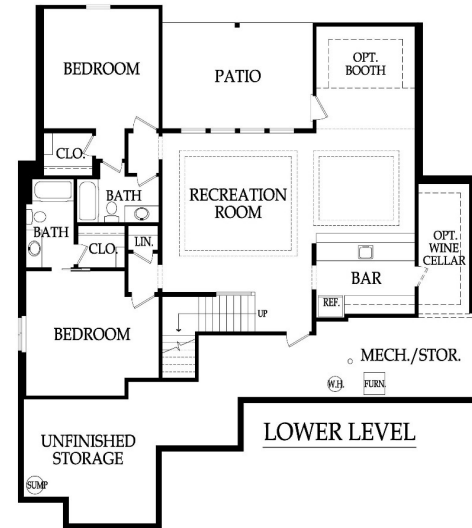
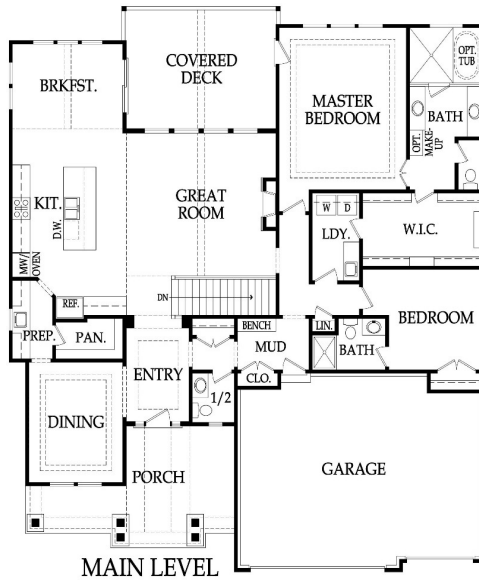
Hampton Elevation



Tuscan Elevation



Lodge Elevation



Pricing, square footage, renderings, etc are deemed reliable but not guaranteed, and are subject to change without notice. City/subdivision requirements may affect pricing. Consult Builder for details.

***The Stoneybrook Reverse Expanded***  
**STANDARD FEATURES**

<p><b>APPLIANCES</b> Stainless steel appliance package allowance of \$4,540 - dishwasher, wall oven, microwave and gas cooktop with hood vented to the exterior Ice maker water line at opening for Kitchen refrigerator</p> <p><b>CABINETS AND COUNTER TOPS</b> Level 1 granite/quartz tops with std edge &amp; std undermount sinks at Kitchen, Prep Kitchen (per plan), Laundry (per plan), LL Bar (per plan) and all std Baths Stained or enameled custom Kitchen cabinets, raised end panels, hidden hinges, oversized crown &amp; std hardware Upper cabinets to ceiling with small wood doors at Kitchen and Prep Kitchen (per plan) Soft-close hinges on all cabinet doors 7/8 extension soft-close drawer guide: Kitchen, Prep Kit (per plan) &amp; Primary Bath; full extension Kitchen trash rollout 1 upper &amp; 1 lower enameled cabinet at Laundry Room</p> <p><b>ELECTRICAL AND LOW VOLTAGE</b> Lighting allowance of \$8,000 200 AMP service panel LED light bulbs in all can lights and keyless fixtures Indirect ceiling light tray(s) with rope lights (per plans) Pre-wiring for 1 wifi expansion point, up to 8 media outlets &amp; 2 room audio (2 in-ceiling speakers &amp; 1 volume control) Pre-wiring for a basic security system and 2 security cameras Pre-wiring &amp; switch for ceiling fans in Great Room, Covered Patio, all Bedrooms and Office Weather proof exterior outlets at exterior doors (excludes door into house from garage)</p> <p><b>FLOORING AND TILE</b> Ceramic tile floors in Primary Bath, Laundry and secondary Baths Ceramic tile backsplash in Kitchen, Prep Kitchen (per plan) and LL Bar (per plan) Ceramic tile walls &amp; floor in Master shower; ceramic tile walls (up to 7'H) in all secondary Bath tubs/showers Multiple pre-finished hardwood flooring options in select styles on Main Level, excluding: Primary Closet, Laundry &amp; 3/4 Bath (per plan) Upgraded carpet allowance, upgraded designer stair carpet and 8# pad</p> <p><b>HEATING AND AIR CONDITIONING</b> 16 SEER A/C with iComfort wifi thermostat, 96% efficiency single stage gas furnace &amp; humidifier</p> <p><b>GARAGE</b> Garage finish includes knockdown ceiling, 1x4 base board and 2 coats of paint Steel insulated garage doors with decorative trim overlay (16'x8' and 8'x8') 2 Liftmaster Premium Series #8365-267 ½hp chain drive openers, 3 remotes &amp; 1 exterior keypad</p> <p><b>PLANS</b> Energy saving air seal foam &amp; caulk package R-15 blown-in wall insulation &amp; R-49 attic insulation (excluding Garage &amp; vaults) (may vary on elevation styles) Huber Zip Panel System for all exterior walls of the home Covered deck or patio (depends on lot) and size is per plans Finished lower level with rec room, wet bar, 2 bed rooms, J&amp;J bath and 1/2 bath 30 year asphalt shingles, "Weathered Wood" in color with ice &amp; water shield Approx. 9' foundation walls (not ceiling height) and 9' - 12' ceilings on main level 8' tall interior doors on Main Floor Concrete foundation egress well (2 in reverse floorplans with 2 LL bedrooms) Fronts: James Hardie Lap siding, shake shingles, board &amp; battens, stucco/stone accents (per plan) Sides &amp; Rear: James Hardie Lap siding and trim with LP® SmartSide® Fascia and Soffit</p>	<p><b>PLUMBING AND FIXTURES</b> 50 gallon gas water heater ORB, SS, Modern Chrome or Matte Black plumbing fixtures throughout home 2 shower heads in Primary shower and 1 comfort height elongated toilet in Primary Bath &amp; ½ Bath Freestanding tub allowance of \$2,850 at Primary Bath (per plan) Drop-in laundry sink with chrome faucet (per plan) Garbage disposal with air ride switch in Kitchen Sump pump in basement with battery backup Passive radon vent with 1 outlet in attic for future finish; 2 exterior hose bibs</p> <p><b>FIREPLACE, TRIM AND MIRRORS</b> Direct vent fireplace with floor-to-ceiling faux stone and/or standard tile and wood mantle Boot bench in Mud Room Choice of black, oil rubbed bronze or brushed nickel door knobs and hinges Wrought iron spindles, wood end caps and square capped newel posts Heavy, frameless, swinging, clear glass Primary Bath shower door Trim wrapped mirrors at Primary Bath vanities</p> <p><b>WINDOWS &amp; EXTERIOR DOORS, FRONT DOOR</b> Vinyl (white), double pane, fixed or single hung windows with screens Argon gas filled windows with Low "E" glass Textured fiberglass 6'8" tall front door with 2 direct-set clear glass sidelights (varies by elevation)</p> <p><b>WARRANTY AND SERVICES</b> 1 year James Engle Custom Homes provided warranty program 24-hour emergency warranty service Quality assurance walk through occurs at 60 days and at 11 months after closing</p> <p><b>SITE WORK</b> Landscaping Allowance of \$1,500, unless specified otherwise in CUP Fully sodded lot with fescue sod, up to 12,000 sq. ft., unless specified otherwise in CUP Up to 42' of 3 to 2-1/2 car wide driveway inclusive of the city approach Site Cost coverage – up to \$12,500 (see JECH Addendum)</p> <p><b>JAMES ENGLE CUSTOM HOMES ADVANTAGE PROGRAM</b> HVAC ductwork professionally cleaned by a third party at closing Minimum of six on-site meetings with builder and homeowner Personal online access - download/print plot plan, floor plans, sign change orders &amp; track costs Plumbing drain lines professionally inspected/cleared at closing Oversized 39 gallon sump pit with potential to seal in conjunction with optional radon mitigation Quality assurance 600-item check list reviewed with homeowner prior to closing Written Home Owner Manual outlining the building process, home maintenance &amp; much more In-house architect customization of James Engle Custom Homes' designs Personalize your home when you meet with our Designer to make many of your décor selections Builder provided whole home inspection by independent certified inspector allowance of \$550 (see JECH Addendum)</p>
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