

The Bristol

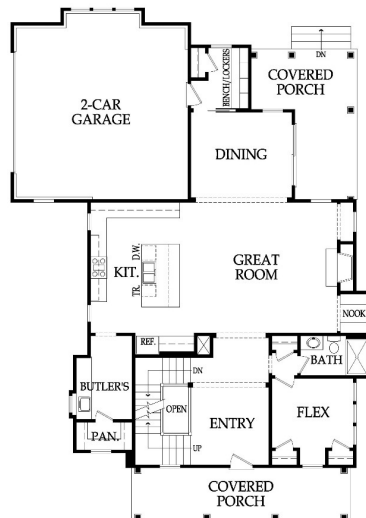
2 Story, 4 Bedrooms, 4 Baths, 2984 +/- square feet
See Website for Pricing - www.jamesengle.com/plans



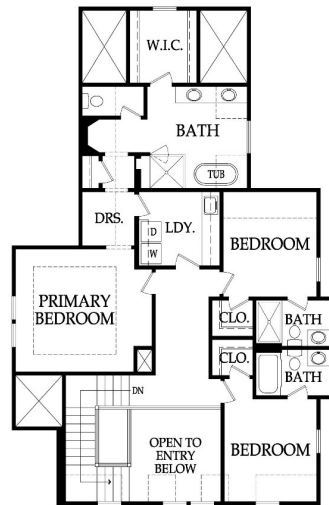
Traditional Front Porch Elevation



Farmhouse Elevation



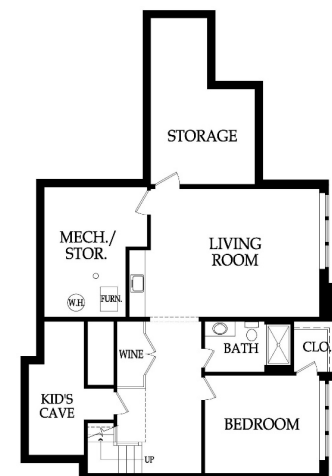
MAIN LEVEL



UPPER LEVEL



OPTIONAL
LOWER LEVEL



OPTIONAL
LOWER LEVEL

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STANDARD FEATURES

APPLIANCES

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

CABINETS AND COUNTER TOPS

Level 1 granite/quartz tops with std edge & 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 & 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) & Primary Bath; full extension Kitchen trash rollout
1 upper & 1 lower enameled cabinet at Laundry Room

ELECTRICAL AND LOW VOLTAGE

Lighting allowance of \$8,000
Under cabinet lighting at Kitchen and Prep Kitchen (per plan)
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 & 2 room audio (2 in-ceiling speakers & 1 volume control)
Pre-wiring for a basic security system and 2 security cameras
Pre-wiring & 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)

FLOORING AND TILE

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 & 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, Primary Bedroom and Upper Hall
Upgraded carpet allowance, upgraded designer stair carpet and 8# pad

HEATING AND AIR CONDITIONING

16 SEER A/C with iComfort wifi thermostat, 96% single stage gas furnace & humidifier

GARAGE

Garage finish includes knockdown ceiling, 1x4 base board and 2 coats of paint
Steel insulate garage door with decorative trim overlay (16'x8')
Liftmaster Premium Series #8365-267 1/2 hp chain drive opener, 2 remotes & 1 exterior keypad

PLANS

Energy saving air seal foam & caulk package
R-15 blown-in wall insulation & R-49 attic insulation (excluding Garage & 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
3/4 Bath and wet bar stub in basement for future finish
30 year asphalt shingles, "Weathered Wood" in color with ice & water shield
Approx. 9' foundation walls (not ceiling height) and 9' ceilings on main level (per plans)
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 & battens, stucco/stone accents (per plan)
Sides & Rear: James Hardie Lap siding and trim with LP® SmartSide® Fascia and Soffit

PLUMBING AND FIXTURES

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 & Main Level 3/4 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
Passive radon vent with 1 outlet in attic for future finish
2 Exterior hose bibs

FIREPLACE, TRIM AND MIRRORS

Direct vent fireplace with floor-to-ceiling faux stone 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

WINDOWS & EXTERIOR DOORS, FRONT DOOR

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)

WARRANTY AND SERVICES

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

SITE WORK

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
Site Cost coverage – up to \$12,500 (see JECH Addendum)

JAMES ENGLE CUSTOM HOMES ADVANTAGE PROGRAM

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 & 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 & 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)

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www.JamesEngle.com (866) 782-2220