Sunland Preserve
INCLUDED FEATURES

Central Region
Innovation Series

KITCHEN FEATURES

- Merillat® Birch Cabinetry (Level 1) w/ Choice of Cabinet Color
- Decorative Cabinet Hardware (Level 1)
- Spacious Kitchen Designs
- Laminate Counters in Variety of Color Options
- Chrome Moen® Faucet with Stainless Steel Sink
- Moen® Garbage Disposal (Not Included for Lots 32 & 33 Due to Septic)
- Black GE® Appliance Package (Level 1) including Electric Range w/ Ceramic Glass Top, Built-In Dishwasher and Microwave-Hood
- Water Line for Future Ice Maker
- Kitchen Ceiling Light w/ Recessed Light above Sink

BATH FEATURES

- Pedestal Sink in Powder Room
- Merillat® Birch Vanity Cabinet (Level 1) in Full Bathrooms for Extra Storage
- Decorative Cabinet Hardware (Level 1)
- Virginia Marble® Cultured Marble Vanity Top and Integrated Sink for Easy Cleaning
- Moen® Single Lever Chrome Faucets and Bath Accessories - Towel Ring, Toilet Paper Holders, Towel Bars and Shower Curtain Rods (Per Plans)
- Exhaust Fan/Light Combination in Full Baths and Exhaust Fan Only in Half Baths - Vented to Exterior
- Oasis® One-Piece Fiberglass Tubs/Showers for Easy Maintenance
- Vanity Mirrors in All Bathrooms

INTERIOR HIGHLIGHTS

- Decorative Interior Doors w/ Schlage® Stratus Interior Door Knobs/Hinges/Door Stops in Satin Nickel
- Window Sills w/ Apron Trim and Drywall Returns at Windows
- 8′ Ceilings include 3 1/4" Colonial Baseboard Trim and 2 1/4" Colonial Casing
- 9′ First Floor Ceilings (Per Plans) feature 5 1/4" Colonial Baseboard and 3 1/4" Colonial Casing
- Sherwin Williams® Princeton White Paint - Semi-Gloss Finish for Trim and Flat Finish for Ceilings and Walls
- Rubbermaid® Ventilated Shelving in Closets, Pantry and Laundry (Per Plans)
- Oak Handrails at Stairs in Finished Areas w/ Choice of Minwax® Stain Color
- Brushed Nickel Sea Gull Lighting® Interior Lighting Package with Chrome Vanity Lights
- Shaw® Vinyl Flooring (Level 1) in Foyer, Kitchen, Breakfast Area, Laundry and All Bathrooms
- Wall-to-Wall Shaw® Carpeting (Level 1) w/ 6 lb. Carpet Pad throughout rest of Home

BERKS HOMES ADVANTAGE

- Incentive Offered for Using Preferred Financial Resources
- Experienced Selection Gallery Consultants to Help Personalize Your New Home
- Ten Year Home Warranty
- Pre-Construction Meeting
- Pre-Drywall Meeting
- Pre-Settlement Orientation Meeting
- 3-Month Quality Check Follow Up
- 11-Month Quality Check Follow Up

UTILITIES & CONVENIENCES

- Well and Public Sewer (Lots 32 & 33 will be Septic)
- Central Air Conditioning
- Lennox® Energy Efficient Heat Pump w/ Centralized Air Return
- Seven Day Programmable Thermostat
- 50 Gallon Electric Water Heater
- 200 Amp Electric Service w/ 40 Circuit Panel
- Ground Fault Circuit Interrupter Protection (GFCI) in Kitchen and Baths
- Three Outlet Locations for Cable or Phone Jacks
- Ceiling Light in Flex, Family Room, Loft and All Bedrooms (Per Plans)
- Kidde® Smoke Detectors w/ Battery Backup on All Levels and in Each Bedroom
- Kidde® Carbon Monoxide Detector w/ Battery Backup on Bedroom Level
- Prewire for Future Garage Door Opener
- LED Lighting Package for Increased Energy Efficiency and Consumer Savings
- Whole House Surge Protector

EXTERIOR HIGHLIGHTS

- Straight Lap Mastic® Vinyl Siding
- Decorative Shutters (Per Plans)
- Aluminum Gutters (Seamless), Downspouts and Fascia
- Schlage Plymouth Exterior Door Knobs
- Tamko® Architectural Fiberglass Shingles
- Two Car, Front Entry Garage
- Concrete Walkway from Driveway to Front Door
- Two Frost Free Hose Bibs
- Two Weatherproof Exterior Electrical Outlets
- Professional Landscape Package featuring Graded and Seeded Yard and Front Mulch Bed w/ Shrubbery
- Sea Gull Lighting® Exterior Lighting Package including Exterior Post Light w/ Dusk to Dawn Timer

OUTSTANDING CONSTRUCTION

- Poured Concrete Foundation w/ Steel Reinforcement as needed
- Pressure Treated Sill Plate
- Moisture Resistant 3/4" Tongue and Groove Subfloor
- Energy Efficient Kraft-Faced Wall Insulation w/ a Minimum R-21 Value (Per Plans)
- Conditioned Basements w/ R-11 Insulation on Foundation Walls (Per Plans)
- R-49 Ceiling/Attic Insulation
- House Wrap w/ Vapor Barrier Protection
- Fabricated Roof Trusses
- Air Seal Package
- Sealed Central Air Return Ductwork
- Vinyl Single-Hung, Double-Glazed, Argon Gas, Low "E" Windows w/ Grilles between Glass and Half Screen
- Therma-Tru® Smooth Fiberglass Front Door
- Therma-Tru® Steel Fire-Rated House-to-Garage Door
- Clopay® Insulated Garage Door
- Drywalled Walls and Ceiling in Garage
- Passive Radon System

BERKS HOMES
since 1973

Specifications are offered subject to errors and omissions and the builder reserves the right to change said specifications w/out prior notice. Builder also reserves the right to substitute brands and materials of equal quality, if deemed necessary.

484.772.2693
berkshomes.com

All information is deemed to be accurate and is subject to change without notice. L100 REV 01.13.26