

Custom Build On Your Lot

THE BRIGHTWELL COLLECTION INCLUDED LUXURY FEATURES

Distinctive Exteriors

- Over 100 unique highly detailed custom elevations to choose from featuring brick, stone, accent shingles and siding. Our nine home designs offer craftsman inspired distinctive deep porches on many elevations.
- Low maintenance front styles featuring brick and stone water tables, detailed cornice and exterior trim with vinyl siding.
- Oversized fully-drywalled 20' x 24' two-car garage, per plan.
- Two-car, three car and four car Garage plans available with both front load and side load choices.
- Professionally coordinated exterior color selections.
- Architectural grade roof shingles with a 30-year manufacturer's warranty.
- Eight foot high Garage doors with insulated panels and windows, per elevation.
- Vinyl windows with high performance Low E insulated glass.
- Two hose bibs, one garage interior and one rear exterior.
- Weatherproof electrical receptacles, one front, one rear.

Elegant Interiors

- First floor, second floor and lower levels in all homes include nine foot ceilings.
- Direct vent gas* fireplace in the Family Room with a granite surround and choice of mantel styles.
- Wider plank 3/4" thick tongue-and-groove real oak hardwood flooring in the Living Room, Dining Room, Home Office, Family Room, Sunroom, Kitchen, Front and Rear Foyers and Powder Room.
- Two-piece custom cove style crown moulding throughout the first floor, upper Hallway and Owners' Suite.
- Two-piece chair rail with shadow box below in Dining Room.
- Hardwood stairs to second floor stained to match foyer hardwood, with a carpet runner.
- Elevators available, per plan.
- Carpet with a choice of colors and styles in all other finished areas.
- Stair railings to second floor feature stained hand rails and painted balusters
- 5 1/4" high baseboard throughout first and second floor.
- 3 1/4" wide window trim with a window sill on all first and second floor windows.
- 3 1/4" wide interior door trim throughout.
- Six panel interior doors with Schlage® brand lever locksets in a satin nickel finish.
- Kichler® light fixtures in all public areas and Baths in satin nickel finish. Other finishes are available.

- All Laundry Centers are located on the second floor.
- Second floor Laundry Centers include 12" x 12" ceramic tile floors, maple wall cabinets and laminate counter top with optional sink, per plan.
- Handmade painted wood shelving and rods in all closets with built-in compartmentalized storage shelving in Owners' walk-in closets.
- Designer low VOC two-tone paint

Gourmet Kitchens

- Kitchen designs are created in consultation with a Certified Kitchen Designer.
- All kitchens feature a center island.
- 42" Timberlake® kitchen cabinetry includes base cabinets with roll out shelves, per plan.
- Solid wood dovetail construction cushion-close drawers featured in all kitchen cabinetry.
- Kitchen cabinets include a recycling center with two recycling bins.
- Quartz or granite counter tops with a choice of colors and patterns, to be hand selected by homebuyer.
- Stainless steel single or double bowl undermount sink with Delta single lever faucet, in a choice of four finishes, with spray attachment and soap dispenser.
- Whirlpool® kitchen stainless steel appliances include: 25 cf French Door refrigerator with bottom freezer and ice/water dispenser, dishwasher, 36" 5-burner gas cooktop with stainless steel Whirlpool® 36" wall-mounted Chimney Hood, 30" built-in electric double oven and separate built-in microwave.

Luxurious Baths

- Pedestal sink in Powder Rooms with decorative mirror.
- Owners' Suite bath features a shower with seat and soaking tub (per plan), Quartz or Granite vanity tops with under mount porcelain bowls. Vanity cabinets are recessed panel maple. All Bath vanities to be 35" in height.
- Elegant heavy glass frameless shower enclosure in Owners' Bath
- Owners' Suite Bath includes Delta® vanity faucets in a choice of finishes.
- Owners' Suite Bath includes 12" x 12" ceramic tile floors and shower walls, along with 2" x 2" ceramic tile shower floors, featuring Schluter® waterproofing system.
- Secondary baths feature quartz vanity tops plus 6" x 6" ceramic tile floors and 6" x 6" tub/shower surrounds.
- All Baths include Consumer Reports #1 Rated Gerber® Avalanche water saving toilets with elongated bowl and Whisper Close seat.
- Delta® faucets are featured in all Baths.

Energy Efficiency and Mechanical Features

- HERS ratings for our homes average 53, see Community Sales Manager for HERS ratings on specific new home designs.
- All homes are built to Energy Star For Homes 3.1* standards and certified by an independent third party rater.
- All homes are certified in the EPA Indoor airPlus® Indoor Air Quality Program.
- R 18.3 insulated exterior walls, combining R 15 fiberglass batt insulation with R 3.3 thermal bridging foam sheathing.
- R 11 fiberglass blanket insulation in unfinished lower level walls.
- R 30 fiberglass insulation in overhangs and Garage ceilings with conditioned space above.
- R 49 blown in attic insulation.
- Dual zone heating and air conditioning system consisting of 92 + AFUE (Annual Fuel Utilization Efficiency) gas* heating with 14 SEER (Seasonal Energy Efficiency Rating) electric air conditioning. All ductwork installed inside conditioned space (not in attic) for maximum energy efficiency and savings.
- Smart Home Package** including:
 - Wifi-enabled Honeywell® Thermostats
 - Wifi-enabled HD Video Doorbell Camera
 - Wifi-enabled Schlage® Front Door Lock
 - Wifi-enabled Liftmaster® Garage Door Openers
 - 2 USB Charging Ports with Electrical Outlets
 - Structured Data Stream Wiring Package including High-Speed/Video Connectivity
 - Personal consultation with our New Home Technology Specialist to customize your home's structured wiring and Smart Home features to fit your specific needs
- Rough-in for a full bath in the lower level.
- High-efficiency 75-gallon gas* water heater
- 400 amp electric service.
- LED bulbs in light fixtures for maximum energy efficiency
- Smoke detector and carbon monoxide detector on all floors and smoke detectors in each bedroom.
- 3/4" Huber Advantech™ engineered subflooring screwed and glued for extra quiet floors
- Weyerhaeuser Trus-Joist floor system engineered for maximum stability and strength.
- Raised roof truss system for maximum ceiling insulation effectiveness.
- Advanced framing techniques for maximum wall insulation effectiveness.
- All homes include pre-drywall walk through inspection, pre-settlement homeowner orientation, post-settlement walk through inspection, and a 10-year warranty program through RWC.

Contact George Neill: 301-208-2588 • 301-807-8266 • gneill@kettlerforlineshomes.com

**KETTLER
FORLINES**
CUSTOM HOMES
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*Where gas service is available **Please note: Homeowner must provide internet and wi-fi service for all wi-fi enabled Smart Home features. At Kettler Forlines Homes, we believe in offering a comprehensive selection of alternates and options so that our new homes may be personalized to each Owners' individual desires. Please bring your clients to our Model Home & Design Center to view the many choices available. Because of continuing changes in products, building codes, and availability of materials, builder reserves the right to incorporate new and improved design features at any time without notice or to use equivalent materials. MD Builder Registration #186 • 8/5/2020

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