



Energy-Efficient Custom Built Homes

Every Home Will be Different & Unique

Wooded 3/4+ Acre Lots

Low Cost Natural Gas Heat

Municipal Water & Sewer

Paved Trail -Walk to Essex Outlets & Cinema

Award-Winning Builder

Brian Marcotte

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BRIAN FRENCH Real Estate

1993 WILLISTON RD. | SOUTH BURLINGTON, VT | 05403 |

(802)-862-6433

Standard Features Brian Marcotte Homes

CABINETS – Factory made raised-panel kitchen cabinets and vanities. Granite counter-tops in kitchen and stone vanity tops in baths. Allowance package included.

PLUMBING – All water supply lines are **Aquapex®** Waste lines are PVC. One piece fiber-glass bathtub and shower units. **Moen Posi-Temp®** shower valves in baths. Kitchen sink is stainless steel double bowl (undermount). **Moen®** kitchen faucet is Eva (or equivalent), single handle chrome w/pulldown spray. Bathroom faucets are **Moen®** Eva (or equivalent), single or double handle. Washing machine and dryer hookup. Two frost-free outside faucets. One **Panasonic®** exhaust fan supplied for each bathroom. Also, one programmable fan timer supplied for each floor.

ELECTRICAL – 200 amp service. GFCI outlets provided in kitchen, baths, two in basement, two in garage, and two with weatherproof covers on the exterior. Smoke/CO2 detectors with battery back-up are installed per code. Wiring installed according to National Electrical Codes by a licensed electrician. Lighting allowance included.

HEATING – Natural gas hot water baseboard heat with sealed combustion **Rinnai®** high efficiency on-demand wall hung hot water boiler. One heat zone per finished floor.

FLOOR COVERING – Hardwood floor through-out first level with tile in wet areas. Hardwood stair treads with carpet in bedrooms and upstairs hall. Tile in all bathrooms. Flooring allowance included.

APPLIANCES – Stainless Steel side by side refrigerator, dishwasher, dual fuel range, and microwave with fan vented outside. Allowance package included.

LANDSCAPING – All disturbed areas to be covered with topsoil, raked and hydroseeded. Driveways will have a 12” base gravel and 3-4” sur-pak topcoat.

GARAGE – 5/8” fire code sheetrock on house/garage wall and one coat of tape. Two 9’ x 7’ or one 16’ Insulated steel pre-finished white overhead door(s), with garage door opener(s) and keypad.

SIDING – **Mitten®** vinyl siding and trim. Vinyl soffits and matte finish coil stock for fascia.

CAT6 CABLE – Outlets in all bedrooms, kitchen and living room.

NOT INCLUDED: Driveway blacktop (highly recommend letting driveway go through one freeze/thaw season first), gutters, mailboxes, fences, concrete walks and any retaining walls.

SITE WORK – All underground utilities. Foundation perimeter drain. Town water and sewer, natural gas. Comcast Communications.

September 2018

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FOUNDATION—Footings—16”x 8” 3000 PSI concrete with reinforcing rods. 3000 PSI (7’-10”) foundation walls with reinforcing rods, top and bottom. Exterior of foundation sealed with sprayed foundation coating and backfilled with sand. 4” 3000 PSI concrete slab in basement with 6 mil poly underneath. Garage slab is 4” 4000 PSI with Fiber Mesh and pitched out toward overhead door(s).

FLOORS— $\frac{3}{4}$ ” tongue and groove **Advantech®** glued and ring-nailed on the first and second floors. Schlüter Systems Ditra underlayment for all tile work.

FLOOR FRAMING— Pressure treated sill plates and sill seal. 2” x 12” center beam or LVL® as needed and 2” x 10” floor joists.

WALL FRAMING— Exterior walls are 2” x 6” – 24” on center with $\frac{7}{16}$ ” OSB and **TYVEK®** house wrap. Interior walls are 2” x 4” – 16” on center.

ROOFS— Engineered & manufactured roof trusses 24” on center. 2” x 6”, 8”, 10”, or 12”, rafters as needed. $\frac{5}{8}$ ” tongue and groove OSB (roof rated) sheathing. Architectural shingles with ice and water shield in the valleys and under all flashings. 30# felt underlayment over entire roof. Galvanized drip edge. Continuous soffit vent and ridge vents over living areas.

WINDOWS & DOORS— **Marvin Integrity Ultrex®** wood double-hung windows with Low “E” argon gas-filled glass and full screens and (between the glass) grilles. Casement window over kitchen sink. **Marvin Integrity®** sliding glass door(s) with an exterior screen. Exterior doors are **Jeld-Wen Smooth Pro®** fiberglass insulated with bronze sills. Doors directly to the outside will be double bore with dead bolts.

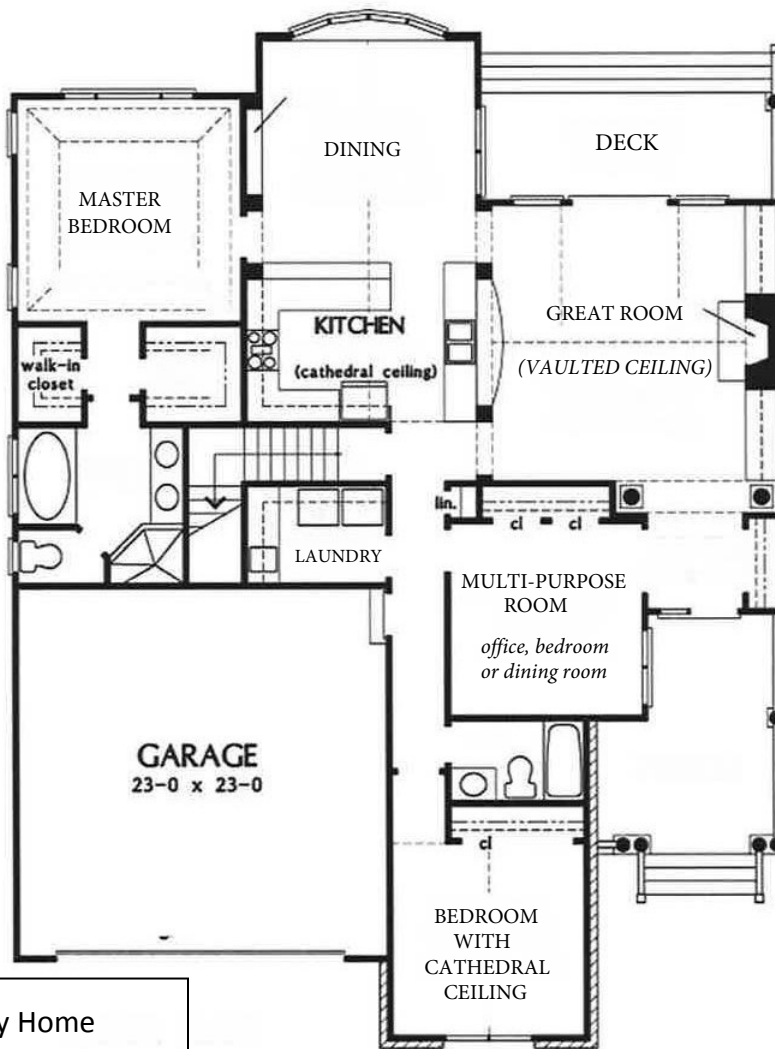
INSULATION— Exterior walls: 6” Hi-Density fiberglass batts (R-21) with a polyethylene vapor barrier. Ceilings: 17” blown cellulose (R-60). Exterior of basement walls are fully wrapped with 3” (R-15) rigid foam. All penetrations and perimeter box are spray foamed.

WALLS— Interior walls and ceilings are $\frac{1}{2}$ ” sheetrock. Entire interior of house is primed and walls are painted with two coats of (eggshell) paint – one color throughout. Ceilings are smooth painted (white flat).

INTERIOR TRIM— 3 $\frac{1}{2}$ ” painted MDF casing. 5 $\frac{1}{2}$ ” painted MDF baseboard. Doors are 6/4/2 panel hollow core Masonite and painted. All interior doors and trim will have a semi-gloss finish. Door knobs are round “Plymouth” style and have a nickel finish.

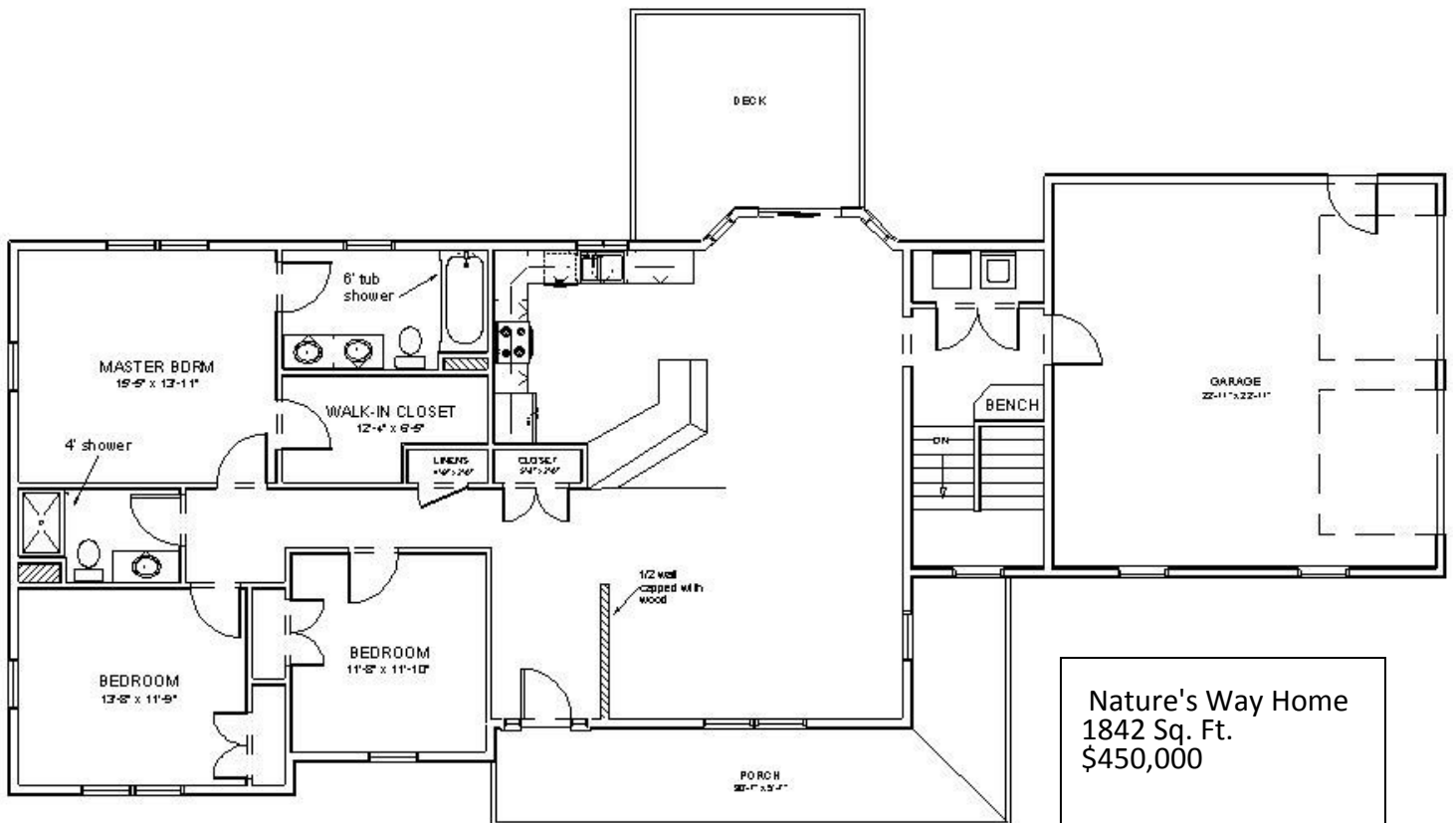
Sample Interior



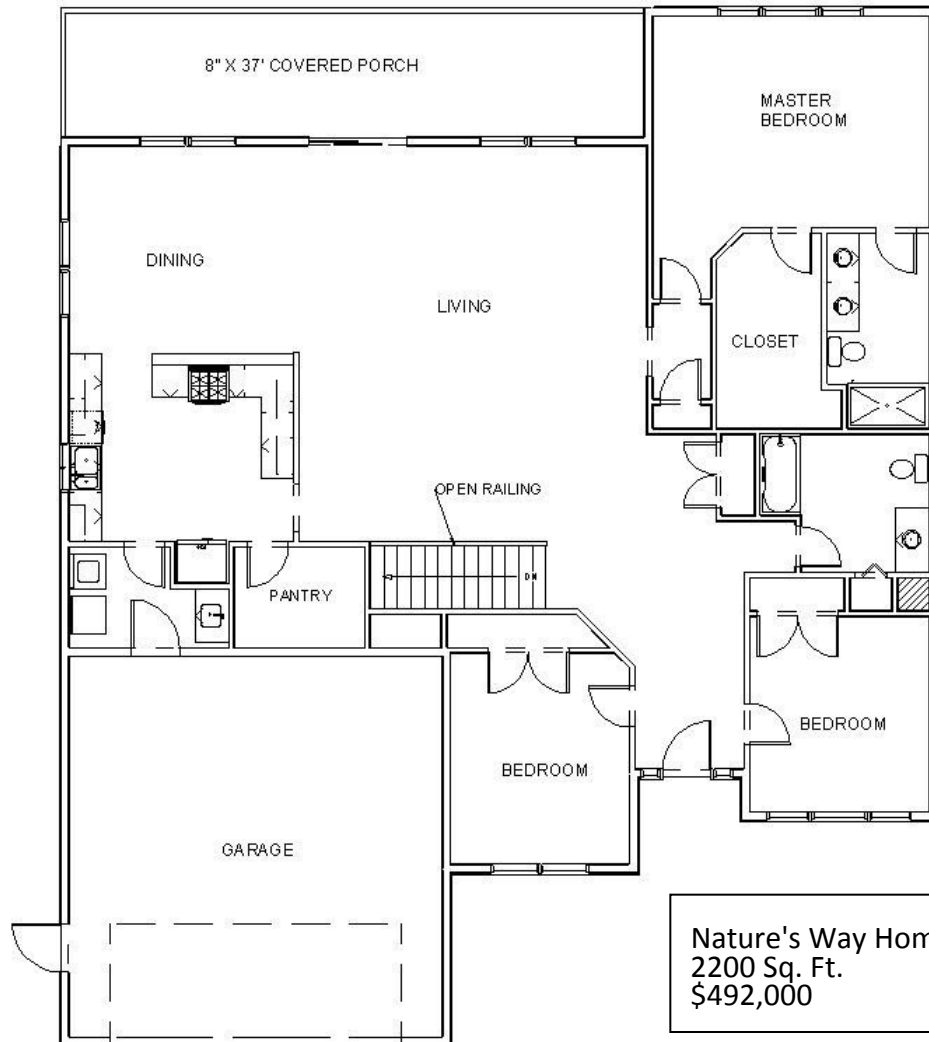


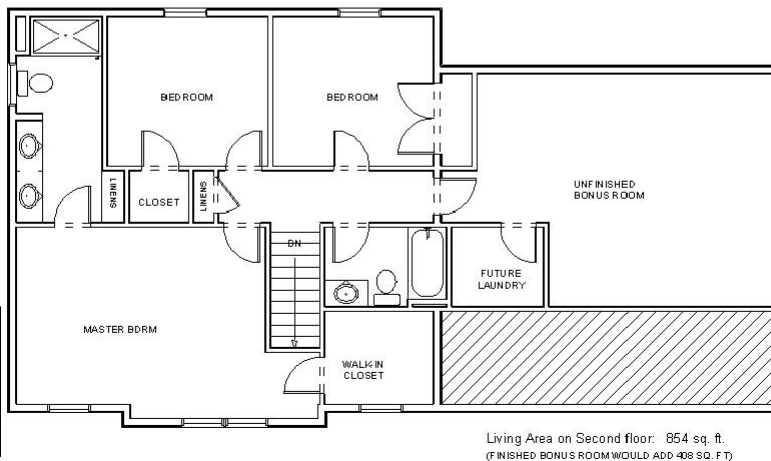
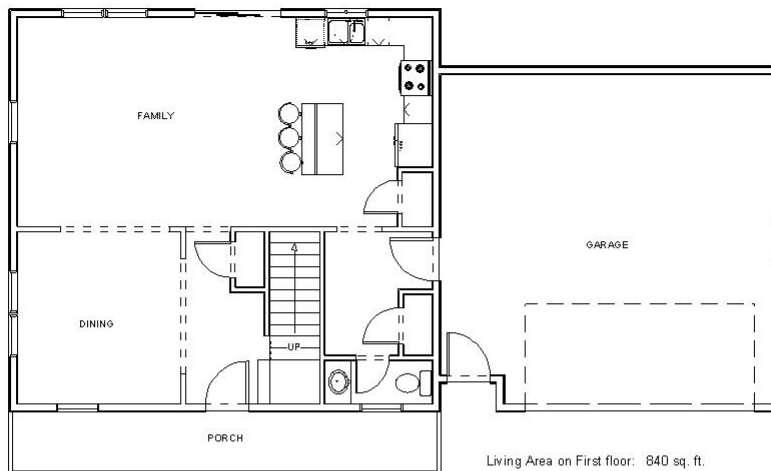
Nature's Way Home
1790 Sq. Ft.
\$442,000

LIKENESS ONLY

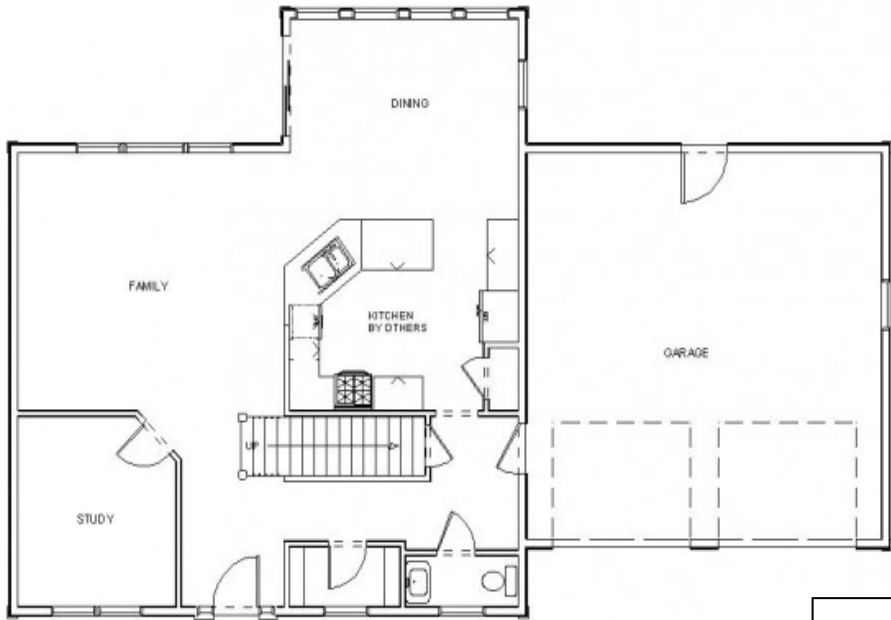


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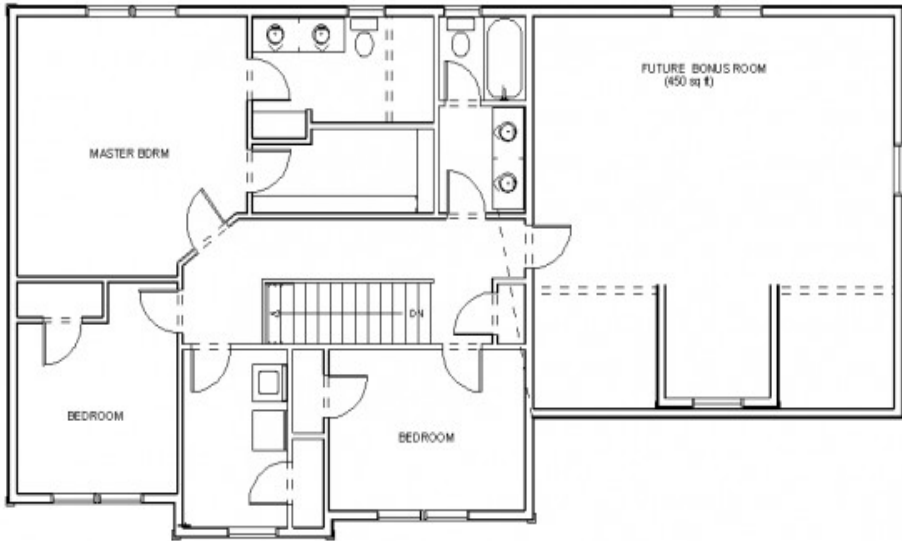


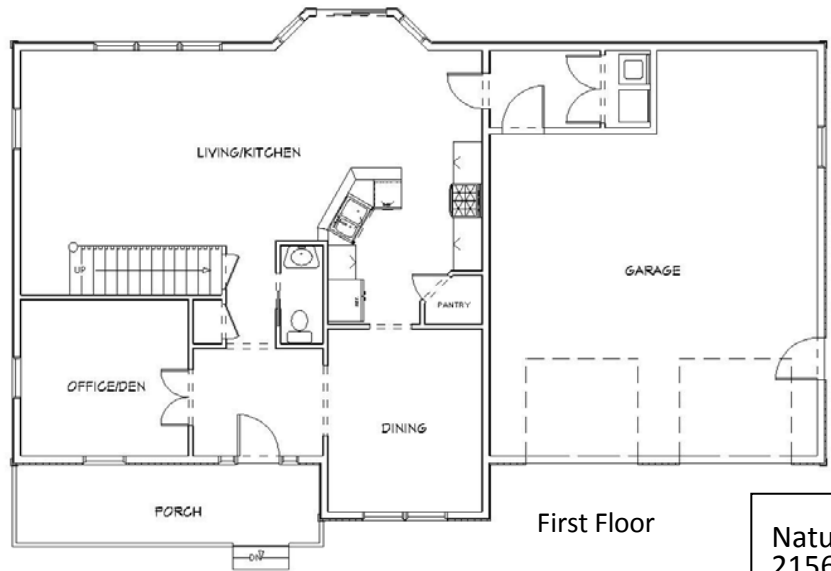


Nature's Way Home
 1694 Square Feet
 \$465,000



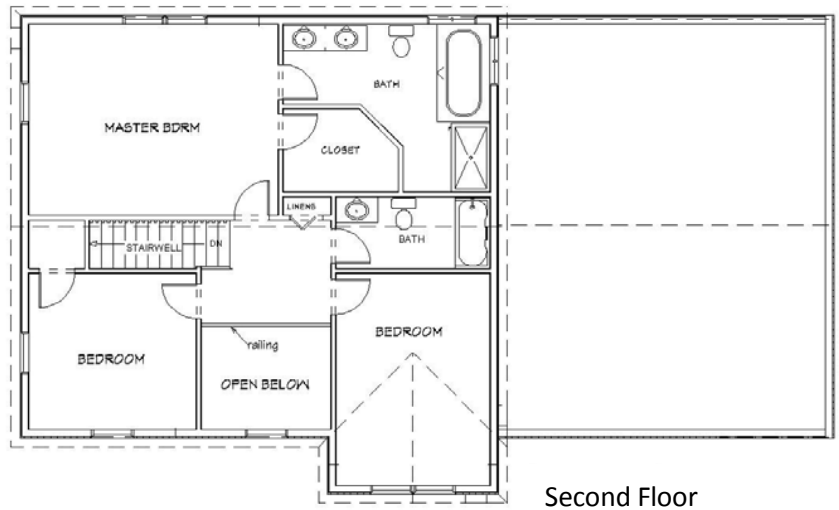
Nature's Way Home
2438 Sq. Ft.
\$530,000





First Floor

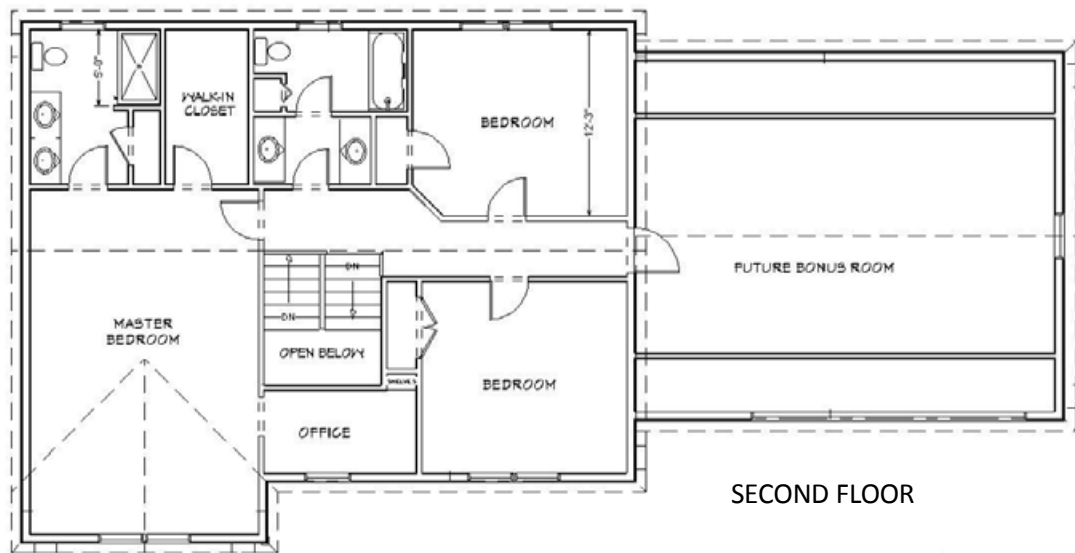
Nature's Way Home
2156 Sq. Ft.
\$495,500



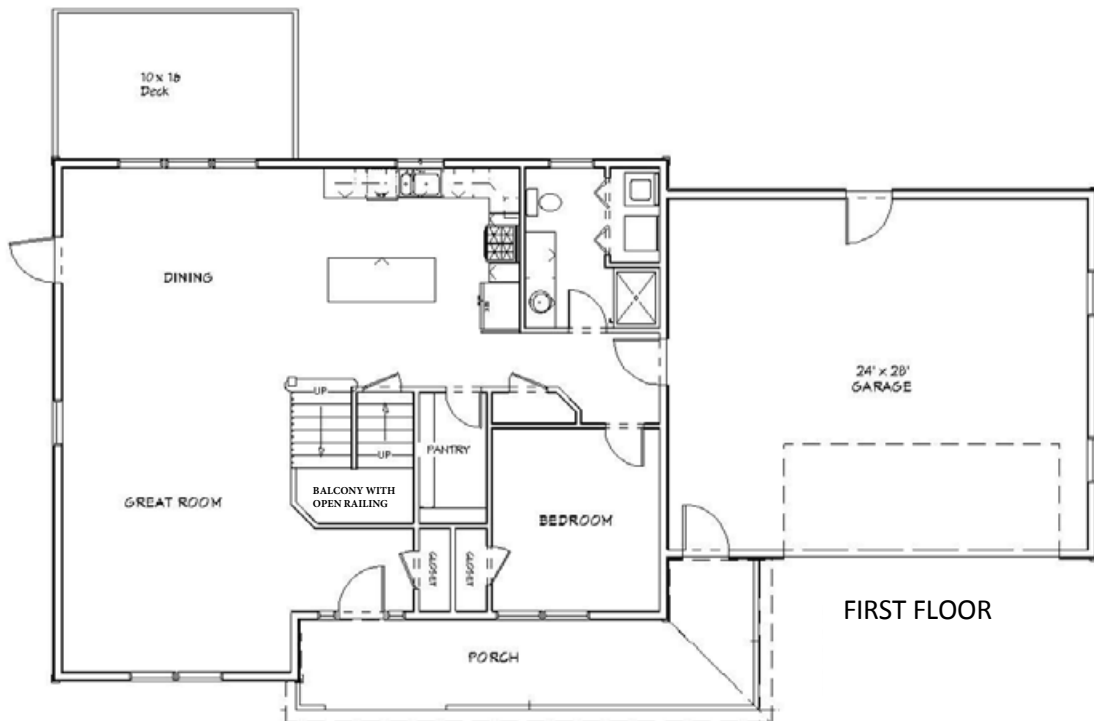
Second Floor



Nature's Way Home
2528 Sq. Ft.
\$545,000



SECOND FLOOR



FIRST FLOOR

Nature's Way Home
 2528 Sq. Ft.
 \$545,000

AS OF SEPTEMBER 02, 2018

AVAILABLE HOME SITES HAVE

LETTER "A"

SOLD HOME SITES HAVE CHECK MARKS

HOMESITES UNDER DEPOSIT HAVE "dep"

"R" is for reserved

