

Montgomery Homes
8803 Bradmoor Drive

Specification List

Exterior:

Flagstone front porch and walkway
Open side and rear yard fencing with planted mature trees
Two car front entry garage with double sided steel doors w/prefinished cherry stain
Rear yard double stone flagstone patios with connecting walkway
Anderson windows and doors including 8' french and sliding glass doors
James Hardie siding on front, sides, and rear
Exterior side wall hose bibs
Front and rear electrical outlets
Exterior patio chase for future outside music prewire
Professional landscaping with sodded front and rear yards
Rear patio gas barbeque line
Oversized 6" gutters with 4" round downspouts

Interior:

4" oak hardwood floors on first and second levels
42" raised maple cabinets
Butler's pantry with U-line beverage center
Battery backup for sump pump
Honeywell Media air filters
Honeywell Touch Screen Thermostats
Tray ceiling in dining room
Extensive recessed lighting package throughout home
Second floor homework/ study area
First floor office/study
Outstanding trim and moulding package
Ceiling fan in master bedroom
Pre-wire for TV and cable
Prewire for ceiling fans in all bedrooms and family room
48" direct vent fireplace with granite surround
Prewire for ceiling speakers in kitchen, dining room, family room, master bedroom
Theatre room pre-wire for surround sound
Prewire for I-Pad docking station in breakfast area
Jacuzzi whirlpool tub and separate shower in master bath
Upgraded marble and granite countertops in all baths
9' ceiling on first floor

Kitchen

Open galley kitchen perfect for entertaining and family gatherings

Pot filler over range

Professional Series 36" Thermador all gas range and stainless hood

Thermador 30" masterpiece professional built in microwave

Thermador 30" electric convection wall oven

Thermador 42" side by side refrigerator with external ice and water dispenser

Thermador Emerald 4-program dishwasher

Second dishwasher in island

Separate second sink in island with disposal

Under cabinet lighting in kitchen and butler's pantry

U-line 24" beverage center in butler's pantry

Large pantry for storage

Energy:

Two zone gas forced air heating

Two zone central air conditioning

75-gallon gas hot water heater

Humidifier for basement and first floor

Entire house wrapped in tyvek

R-13 insulation on basement walls

R-21 insulation on all exterior walls

R-49 Blown Fiberglass insulation in attic

Energy Star air seal after drywall

All information deemed reliable, but not guaranteed