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**Bradford U-Bsmt**

3 Bedroom, 2 Bathroom, 2-car garage, 1725 square feet

**INTERIOR FEATURES**

- \*4/12 Vaulted ceiling in GR
- \*Ceiling fan in GR
- \*Pan ceiling in MBD
- \*Ceiling fan in MBD
- \*4/12 Sloped ceiling in BD2
- \*Carpet with 7/16" rebond padding in bedrooms, stairs & GR
- \*Central air conditioning (14 Seer)
- \*Electric forced-air heat pump
- \*Textured drywall on all interior walls & ceilings
- \*Painted interior doors and trim
- \*Smoke detectors in all bedrooms & hallways
- \*Ventilated wire shelving in closets
- \*Two coat closets
- \*Walk-in closet in MBD & BD3
- \*Trimmed out windows
- \*Linen cabinet in hallway

**KITCHEN & DINING**

- \*Quality builder-grade cabinets
- \*Post-form laminate countertops
- \*Double-bowl stainless steel sink
- \*Brushed-nickel faucet
- \*Garbage disposal
- \*Island
- \*Vinyl flooring
- \*Walk-in pantry
- \*Electric stove
- \*Dishwasher
- \*Microwave

**SPECIAL FEATURES INCLUDE**

- \*12-month builder's warranty
- \*Laundry room with washer and dryer hookups
- \*50-gallon water heater
- \*Pre-wired for telephones
- \*Pre-wired for TV
- \*Pre-treated for termites
- \*Exterior walls are 2" x 6" wood studs 16" O.C.
- \*1/2" drywall screwed & nailed
- \*GFI protected outlets where needed
- \*Arc-fault breakers where needed
- \*16' x 7' Overhead garage door
- \*Garage door opener
- \*1/2" & 5/8" drywall screwed & nailed in garage
- \*8"x 16" footings with 8"x 8" walls 12" turned down slab
- \*2 freeze-proof exterior hose bibs

**GUEST BATH**

- \*Quality builder-grade cabinets
- \*Cultured-marble vanity top
- \*Chrome bath faucet and shower trim
- \*Vinyl flooring
- \*1-piece tub/shower insert
- \*Framed mirror over vanity
- \*Exhaust fan
- \*Chrome towel bar, towel ring & toilet paper holder

**MASTER BATH**

- \*Quality builder-grade cabinets
- \*Cultured-marble vanity top
- \*Chrome bath faucet and shower trim
- \*Double-bowl vanity
- \*Vinyl flooring
- \*1-piece tub/shower insert
- \*Framed mirror over vanity
- \*Exhaust fan
- \*Chrome towel bar, towel ring & toilet paper holder

**EXTERIOR FEATURES**

- \*Vinyl siding & enclosed aluminum soffit & fascia
- \*Seamless aluminum gutters & downspouts
- \*30-year architectural shingles over felt paper
- \*Covered front porch
- \*Weather protected electrical outlet at exterior doors
- \*Insulated fiberglass exterior doors
- \*Vinyl shutters on front windows
- \*White capped jambs on exterior doors
- \*8/12 roof pitch
- \*12" overhang on eaves & rakes
- \*Dead-bolts on exterior doors
- \*Hinges match door knobs
- \*Round door knobs

**SPECIAL ENERGY SAVINGS FEATURES**

- \*High-efficiency 14-seer heat pump furnace
- \*Single-hung, double-pane insulated vinyl windows w/screens
- \*Double-pane insulated, sliding glass patio door
- \*R-49 insulation in attic
- \*R-19 insulation in exterior walls