



THE COURTYARDS AT BARATHAVEN

An Epcor Community by Reich Sansone Communities

Quality Standard Features

Exterior Features

James Hardie Color Plus Siding and Trim
Brick per Plan Elevation
Pella 250 Series Windows
Certainteed Architectural Shingles
Private Courtyard and Patio
Patio Doors Low E Glass
Landscaping Package
2 car wide private driveway
Exterior Hose Bib and (2) weather Protected electrical outlets
5" prefinished, seamless gutters
Aluminum soffits and fascia
Fiberglass Front Door
Front Porches with Decorative trim per plan elevation
Coach lights at all exterior doors

Garage Features

Steel insulated Pre-finished garage door
(1) Electrical Outlet each wall
Garage door opener

Energy Savings

R-13 fiberglass wall insulation
R-38 blown in fiberglass ceiling insulation
100% LED lighting
High Efficiency Furnace (97%)
50 Gallon High Efficiency Water Heater

Interior Features

Full Basement
9' Ceiling height main level
Paint package with flat finish on walls and semi gloss on trim
Brushed Nickel Lighting
Recessed lighting in Kitchen
Smooth finish interior doors
Door hardware in brushed nickel
Walk-in Closet Master Suite
Ventilated , Vinyl coated, wire shelving in Closets, linen, pantry

Peace of Mind Features

Basements Standard
Pre-construction and Settlement Meetings with your Project Manager
Comprehensive Air infiltration package sealing exterior walls
Drain Tile Standard
10 year waterproof warranty
2-10 Homebuilder Warranty

Bathroom Features

Owner's Suite Cultured marble shower walls to 7' with acrylic floor pan
Cultured Marble double sink in owner's suite
Chrome Faucets
Elongated, comfort height commodes

Kitchen Features

36" Standard Cabinets
Choice of stainless steel sink configurations
Granite Countertops
Garbage Disposal W/air switch
Large Kitchen Island
Single handle pull out faucet with sprayer in brushed nickel finish
GE Appliances– stove/oven, dishwasher, microwave, optional refrigerator

Flooring Features

Luxury Vinyl Plank
Carpet W/pad
5 1/4 " Standard Baseboards