



## The Brentwood

Imagery Homes is proud to offer the Brentwood, a stunning two-story home with 3,266 square feet of distinctive living space complemented with exceptional finishes.

You are welcomed through an impressive two-story foyer. Just off the foyer is an elegant dining room with a coffered ceiling and crown moulding. French doors open up into a den with a ten foot ceiling and crown moulding. The expansive two-story great room has a large gas fireplace and built-in cabinetry.

The kitchen and dinette feature raised panel cabinets with crown moulding, wraparound snack bar, large walk-in pantry, granite countertops, and built-in appliances. Located off the kitchen is a bright and spacious sun room with floor to ceiling windows.

The master bedroom has a 12' tray ceiling and his & her walk-in closets with built-in shelving. The luxurious master bath has a whirlpool tub, oversized tile shower with glass door, his & her vanities with a built-in towel cabinet, and ceramic tile flooring with a radiant floor warming system. Three additional spacious bedrooms can be found on the second floor, which have cathedral ceilings and large windows.

The utility room contains a built-in sink and raised panel cabinets for added storage. The mud room is conveniently located off the garage and includes a large coat closet, storage locker, and ceramic tile flooring.

Imagery Homes is dedicated to providing its customers with distinctive high quality homes. This is evident with the exceptional finishes and quality construction that can be found in the Brentwood.

**Imagery Homes, LLC**  
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**Or Visit Us On The Web: [www.imageryhomes.com](http://www.imageryhomes.com)**

## Features Included in the Brentwood:

### Foyer

- Wood front entry door with glass sidelights
- Full view aluminum combination door

### Formal Dining

- 9' Coffered ceiling
- Crown moulding & hard wood floors

### Kitchen/Dinette

- Raised panel cabinets with roll-out shelves
- Granite countertops with Stainless Steel Kohler™ sink
- Island with built-in snack bar
- Walk-in pantry
- Under cabinet lighting
- Built-in stainless steel appliances

### Master Bedroom Suite

- 10' ceilings
- His & her walk-in closet with built-in shelving
- Kohler™ whirlpool tub
- Large oversized tile shower with glass door and dual shower heads
- His & her vanity cabinets (34 ½" high)
- Ceramic tile floor with radiant warming system

### Great Room

- Two story ceiling
- Large windows with transom
- Direct vent gas fireplace with tile face and wood surround
- Built-in cabinetry

### Den

- Glass French doors
- 10' Ceilings
- Crown moulding

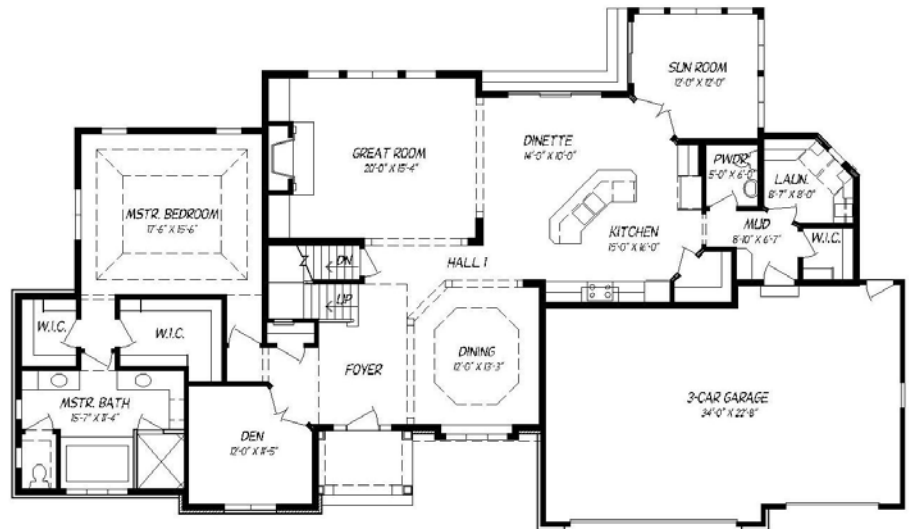
### Sun Room

- Large floor to ceiling windows
- Glass French doors

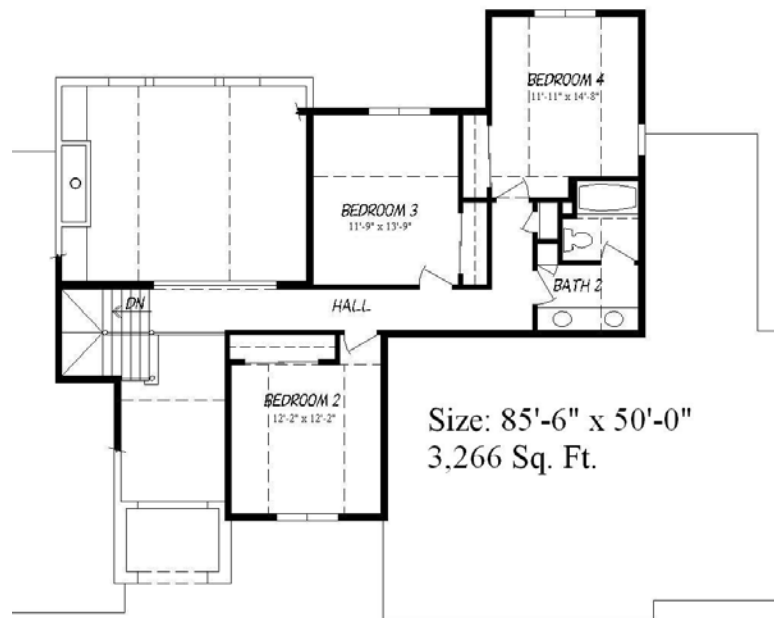
### Additional Standard Features:

- Full basement, 9' poured concrete foundation walls with drain tile and sump pump
- TJI silent floor joist, Weyerhaeuser Structurwood Gold™ tongue and groove one piece floor system, glued, nailed, and screwed down
- 2 x 6 exterior walls 16" on center
- Tyvek™ Homewrap with taped seams
- Insulation: R-5 foundation, R-21 walls (Corbond® Foam), R-50 attic blown
- Energy efficient Anderson™ 400 series casement windows and patio doors with internal grilles
- Exterior: Brick and Certainteed™ Weatherboard siding with cedar wrapped windows and corner boards
- GAF/Elk™ 30 year dimensional high-profile roofing shingle
- Exterior/interior staining, painting, & caulking
- Four panel maple interior doors

## 1<sup>st</sup> Floor



## 2<sup>nd</sup> Floor



- Maple wood 3 ½" case and 4 ¼" base trim
- Hardwood flooring in foyer, dining room, dinette, kitchen, & sun room
- Kohler™ kitchen sink and toilets
- Moen™ faucets
- Insinkerator™ garbage disposal
- Refrigerator ice maker water line
- Drywall texture applied to all interior walls
- Insulated steel panel garage doors with opener (keyless entry included)
- Garage finished with insulation and drywall on ceiling and walls
- Pre-finished 4" aluminum gutters and downspouts
- Phone jacks in kitchen, den and all bedrooms
- Cable jacks in great room, den and all bedrooms
- 200 Amp electric service
- Two 65 gallon gas water heaters
- Bathroom tops: solid surface
- Tub/Shower: fiberglass module
- Exhaust fans in all bathrooms

- Carrier™ high efficiency forced air furnace and central air conditioning (13 SEER)
- Three exterior frost-free hose faucets
- Five exterior electrical outlets
- Mirrors & shower door allowance
- Schlage™ door hardware
- Bathroom towel bars and paper holders
- Site clean-up and final cleaning

### Allowances:

Permits & Fees	....	\$2,000.00
Light fixtures	.....	\$4,000.00
Carpeting	.....	\$7,500.00
Wood Flooring	....	\$9,500.00
Countertops	.....	\$10,000.00
Appliances	.....	\$7,000.00

### Base Price: \$\*

\* Plus Lot & Lot Improvements

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