



## The Brentwood II

Imagery Homes is proud to offer the Brentwood II, a stunning two-story home with 3,818 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 cross-beamed 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, work island with vegetable sink, large walk-in pantry, granite countertops, and built-in appliances. Located off the kitchen is a spacious sun room with a ceiling fan, cathedral ceiling, and 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, quartz countertops, and ceramic tile flooring with a radiant floor warming system. Three additional spacious bedrooms can be found on the second floor. All three bedrooms have cathedral ceilings and large walk-in closets.

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 lockers, 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 II.

**Imagery Homes, LLC**  
**1105 Michael Drive, Brookfield, Wisconsin 53045**  
**Phone: 262-370-7121 Fax: 262-796-8029**  
**Or Visit Us On The Web: [www.imageryhomes.com](http://www.imageryhomes.com)**

## Features Included in the Brentwood II:

### Foyer

- Simpson wood front entry door with glass sidelights
- Full view aluminum combination door

### Formal Dining

- 9' Coffered ceiling
- Crown moulding & hardwood floors

### Kitchen/Dinette

- Raised panel maple cabinets with roll-out shelves
- Granite countertops with Stainless Steel Kohler™ sink
- Island with vegetable sink
- Walk-in pantry
- 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

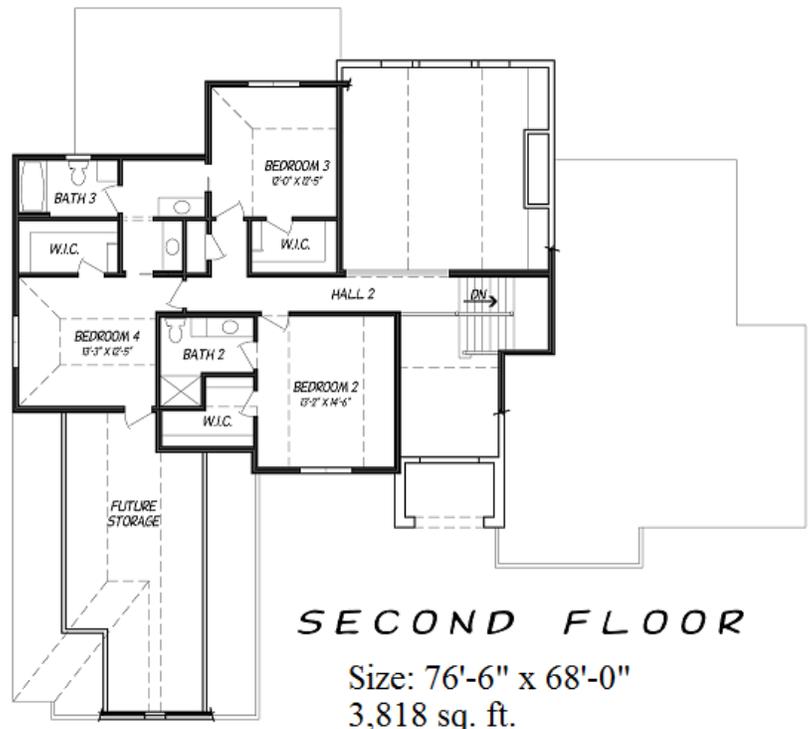
- Two story ceiling
- Large windows with transom
- Direct vent gas fireplace with tile face and wood surround
- Built-in cabinetry

### Den

- Glass French doors
- 10' Ceilings
- Crown Moulding

### Additional Standard Features:

- Full basement, 9' poured concrete foundation walls with drain tile and sump pump
- TJI silent floor joist, Weyerhaeuser Structurwood Gold™ ¾" 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 blown attic
- Energy efficient Anderson™ 400 series casement windows and patio doors with internal grilles
- Exterior: Brick and fiber-cement siding with cedar wrapped windows and corner boards
- GAF/Elk™ 30 year dimensional high-profile roofing shingle
- Exterior and interior painting/staining & caulking
- Four panel interior door
- 3 ½" casing and 5 ¼" base moulding
- Hardwood flooring in foyer, dining room, dinette, & kitchen
- Kohler™ & Moen™ plumbing fixtures
- Insinkerator™ garbage disposal
- Drywall texture applied to all interior walls
- Insulated steel panel carriage house garage doors with opener (keyless entry included)
- Garage finished with insulation and drywall on ceiling and walls
- Pre-finished 4" aluminum gutters and downspouts
- 320 Amp electric service
- Phone jacks in kitchen, den and all bedrooms



- Cable jacks in great room, den and all bedrooms
- Two 65 gallon gas water heaters
- Bathroom tops: solid surface
- Tub/Shower: cast iron w/tile
- Exhaust fans in all bathrooms
- Carrier™ high efficiency forced air furnaces and central air conditioning
- Three frost-proof exterior hose bibs
- Five exterior electrical outlets
- Mirror & shower door allowance
- Schlage™ door levers
- Bathroom towel bars and paper holders
- Site clean-up and final cleaning

### Allowances:

Permits & Fees .....	\$2,000.00
Light Fixtures .....	\$4,500.00
Carpeting .....	\$7,500.00
Wood Flooring .....	\$10,000.00
Countertops .....	\$12,500.00
Appliances .....	\$8,000.00

### Base Price: \*

\* Plus Lot & Lot Improvements

Rev. Jan 2010