



BRACKEN ARMS

E S T A T E S

# Comfort & Livability

## Building Art

- ◆ Several distinctive exterior elevations
- ◆ Spacious 2,000 to 2,700 square foot plans
- ◆ Inviting front entries and porches
- ◆ Extraordinary exteriors finished with hardie-board siding, board and batten trims, heavy rock dash or cedar shingle accents and prominent use of cultured stone
- ◆ Carriage-style double garage doors
- ◆ Front and rear yard landscaping with feature trees, plantings and lawn
- ◆ Well-planned rancher style home available

## The Style Statement

- ◆ Dramatic open spaces spanning two levels
- ◆ Innovative plans including opening great room
- ◆ Exclusive bedroom and ensuite on the main level, opening options for home office, tech room, library or secondary suite
- ◆ Nine foot ceilings on main and 2nd floors
- ◆ Beautiful bay windows overlooking backyard
- ◆ Convenient main floor powder room and laundry/mud room
- ◆ Two interior designer color schemes from which to choose
- ◆ Open and airy entry
- ◆ Designer interiors with professional touches including crown moldings, open staircases and mill work in some plans

## Environmentally Friendly

- ◆ Landscaped swales throughout subdivision allows storm water runoff from the street to be stored and treated in an innovative and sustainable storm water management system
- ◆ Front yard rock pit gardens designed to capture and soak up storm water runoff from roof, driveway and other impervious areas

## A Host of Features

- ◆ Featured crown moldings
- ◆ Designer cabinets and custom island
- ◆ Elegant granite counter top
- ◆ Energy efficient stainless steel appliance package including fridge, stove & hood fan, dishwasher, microwave and garburator
- ◆ Traditional wood-style laminate flooring
- ◆ Full height tile backsplash with accent tiles in kitchen
- ◆ Deep single-basin stainless steel Oliveri sink with under mount and semi-concealed rim for a streamline finish
- ◆ Front load washer and dryer conveniently located in mud room, in some plans
- ◆ French balcony doors opening to backyard in some plans
- ◆ Large workspace den on main floor in some plans
- ◆ Spacious master suite with five piece ensuite and walk-in closet
- ◆ Dual sinks in master ensuite
- ◆ Open loft area on second level flexible to convert to spacious office/working space
- ◆ Designer blinds
- ◆ Italian-made brushed nickel and chrome designs
- ◆ Vessel sinks in powder and master ensuite
- ◆ Contemporary shower rainhead in ensuite
- ◆ Pre-wired for cable and high speed internet access
- ◆ Security alarm system pre-wired
- ◆ Roughed-in central vacuum system
- ◆ Double-glazed energy efficient vinyl windows
- ◆ Stylish fireplaces with custom sculptured surrounds
- ◆ Secured double car garage
- ◆ Rain screen envelope and protection
- ◆ 2-5-10 year warranty coverage by Travelers Guarantee
- ◆ Hot-wired smoke detectors