

Build On Your Lot

THE BROOKFIELD COLLECTION INCLUDED LUXURY FEATURES

Classic Exterior Features

- Distinctive exterior detailing in a variety of architectural styles.
- 2-car garage with optional 3-car garage available, per plan.
- 8' high garage doors.
- Architectural grade roof shingles with a 30-year manufacturers warranty.
- Maintenance-free aluminum wrapped exterior trim.
- Light fixtures in a coordinating style at front and rear entries and garage.
- Two hose bibs and two electrical outlets, one each, front and rear.
- Choice of professionally coordinated exterior color palettes.

Gracious, Innovative Interiors

- Open and inviting floor plans are our specialty.
- Spacious family room convenient to the kitchen and breakfast area.
- 9' tall ceilings on the first floor in all models. Charleston, Greenbrier, Pinehurst, Raleigh and Rockwell models feature 9' ceilings on all floors.
- Fully equipped kitchen featuring a breakfast room and separate pantry, per plan.
- Luxurious owners' suite with room for seating, per plan.
- Convenient second or first floor laundry center.
- Oak hardwood flooring in the foyer and powder room.
- Resilient flooring in a choice of patterns, in the kitchen, breakfast areas and laundry.
- Carpeting in all other areas in your choice of colors from builder's selection.
- Classique two panel interior doors with satin nickel lever handles, hinges and accessory hardware.
- Stained oak stair railings with painted balusters.
- Two piece crown/cove moulding in foyer and living room, per plan.
- Two piece crown/cove moulding and chair rail in dining room.
- Interior trim includes 5 1/4" wide base moulding with beaded casing around doors.

- Window trim includes beaded casing at top and sides, with a sill and trim at bottom.

Inviting Kitchens

- Granite counter tops with a choice of colors and patterns.
- Timberlake® maple cabinetry with a selection of stain colors and hardware.
- Island cabinetry in all kitchens, per plan.
- 42" Timberlake® wall cabinets provide maximum visual interest and storage capacity.
- Whirlpool® electric ceramic-top stainless steel range with self cleaning oven.
- Whirlpool® 25 cubic foot stainless steel refrigerator with ice maker.
- Whirlpool® built-in stainless steel dishwasher.
- Whirlpool® built-in stainless steel microwave oven.
- Disposer.
- Double bowl stainless steel sink with single lever Moen® spot resistant stainless faucet.

Designer Baths and Powder Room

- Elegant owners' bath including two vanities and sinks with Moen® faucets, plus a separate shower and/or soaking tub, per plan.
- 36" high maple vanity cabinets with a cultured marble top in all full baths.
- All full baths feature 12x12 ceramic tile floors and 6x6 tub/shower surrounds.
- Pedestal sink in powder room.
- All plumbing fixtures and accessory hardware in all baths are in a brushed nickel finish.

Energy Saving Features

- Insulated and fully weather-stripped front, rear and interior garage entry doors with insulated glass, where applicable.
- Energy-efficient vinyl windows with Low-E insulated glass, integral grills, tilt-in lower sash and screens.
- Programmable thermostat(s), per plan.

- Raised roof truss system for maximum ceiling insulation effectiveness
- Energy-efficient 14 SEER electric air conditioning and heat pump system, including an automatic air flow zone damper and ductwork located in the conditioned spaces of the home (not in attic) for maximum energy efficiency and savings.
- Comprehensive insulation package includes an air infiltration prevention package, R-13 wall insulation and R-38 ceiling insulation, per plan.
- Tyvek® brand house wrap is installed as an additional air barrier.

Safety Features

- Deadbolt locks on all front and rear entry doors.
- Smoke detectors with battery back-up throughout.
- Carbon monoxide detector
- Ground fault interrupter circuitry on kitchen, bath, garage and outside electrical outlets.

In Addition, All Homes Include:

- Pre-wiring for television, phone and internet services with Category 5 telephone wiring and RG-6 TV cable capable of handling high-speed transmissions.
- 400 amp or 200 amp electric service, per plan.
- Energy efficient electric 75-gallon water heater.
- Plumbing rough-in in the basement floor for a full bath.
- Advanced framing techniques for maximum wall insulation effectiveness.
- Weyerhaeuser® I-Level engineered floor system for maximum strength and stability.
- 3/4" Huber Advantech™ engineered subflooring.
- All homes include pre-drywall walk through inspection, pre-settlement homeowner orientation, post-settlement walk through inspection, and a 10-year warranty program through RWC.
- Unsurpassed Kettler Forlines Homes Quality and Customer Service.

Contact George Neill: 301-208-2588 • 301-807-8266
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At Kettler Forlines Homes, the choice is yours. We believe in offering a comprehensive selection of alternates and options so that our new homes may be personalized to each Owner's individual desires. Please visit our Design Center at the model home to view the many choices available. Because of continuing changes in products, building codes, and availability of materials, builder reserves the right to incorporate new and improved design features at any time without notice or to use equivalent materials.

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CUSTOM HOMES

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