

Build On Your Lot

THE BRIGHTWELL COLLECTION INCLUDED LUXURY FEATURES

Distinctive Exteriors

- Brick watertable and portico included with many unique highly detailed custom elevations. Available materials include brick, stone, accent shingle and siding. Distinctive porches with many styles to choose from.
- Two car, three car and four car garage plans available with both front load and side load choices.
- Professionally coordinated exterior color selections.
- Architectural grade roof shingles with a 30-year manufacturer's warranty.
- Low maintenance front styles featuring brick and stone water tables, detailed cornice and exterior trim with vinyl siding.
- Oversized 20' x 24' two-car garage, per plan.
- Eight foot high garage doors with insulated panels and windows, per elevation.
- Vinyl windows with high performance Low E insulated glass.
- Two hose bibs, one garage interior and one rear exterior
- Weatherproof electrical receptacles, one front, one rear.

Elegant Interiors

- First floor, second floor and lower levels in all homes include nine foot ceilings.
- Direct vent gas fireplace in the family room with a granite surround and choice of mantel styles.
- 3 1/4" wide plank hardwood flooring with a choice of finishes in front and rear foyer, powder room, kitchen and breakfast areas.
- Two-piece custom cove style crown moulding throughout the first floor, upper hallway and owners' suite.
- Two-piece chair rail with shadow box below in dining room.
- Hardwood stairs to second floor stained to match foyer hardwood, with a carpet runner.
- Upgraded carpet with a choice of colors and styles in all other finished areas.
- Stair railings to second floor feature stained hand rails and painted balusters
- 5 1/4" high baseboard throughout first and second floor.
- 3 1/4" wide window trim with a window sill on all first and second floor windows.
- 3 1/4" wide interior door trim throughout.
- Six panel interior doors with Schlage® brand lever locksets in a satin nickel finish.

- Kichler® light fixtures in all public areas and baths in satin nickel finish. Other finishes are available.
- All laundry centers are located on the second floor.
- Second floor laundry centers include 12" x 12" ceramic tile floors, maple wall cabinets and laminate counter top with optional sink, per plan.

Gourmet Kitchens

- Kitchen designs are created in consultation with a Certified Kitchen Designer.
- All kitchens feature a center island.
- 42" Timberlake kitchen cabinetry includes base cabinets with roll out shelves, per plan.
- Solid wood dovetail construction cushion-close drawers featured in all kitchen cabinetry.
- Kitchen cabinets include a recycling center with two recycling bins.
- Granite counter tops with a choice of colors and patterns.
- Stainless steel, double bowl under mount sink. Delta® single lever faucet, in a choice of four finishes, with spray attachment and soap dispenser.
- Whirlpool® kitchen stainless steel appliances include: 25 cubic foot side by side refrigerator with ice and water through the door, dishwasher, 36" 5-burner gas cooktop with updraft vented hood, 30" built-in electric double oven and separate built-in microwave.

Luxurious Baths

- Pedestal sink in powder rooms with decorative mirror.
- Owners' Suite bath features a shower with seat and soaking tub (per plan), Granite vanity top(s), per plan, with under mount porcelain bowls. Vanity cabinets are recessed panel maple. All Bath vanities to be 35" in height.
- Owners' Suite Bath includes Delta® vanity faucets in a choice of finishes.
- Owners' Suite Bath includes 12" x 12" ceramic tile floors and shower walls, along with 2" x 2" ceramic tile shower floors.
- Secondary baths feature 6" x 6" ceramic tile floors and 6" x 6" tub/shower surrounds.
- All baths include 2015 Consumer Reports #1 Rated Gerber® Avalanche water saving toilets with elongated bowl and Whisper Close seat.
- Delta® faucets are featured in all baths.

Energy Efficiency and Mechanical Features

- HERS ratings for our homes average 53, see Community Sales Manager for HERS ratings on specific new home designs.
- All homes are built to Energy Star For Homes 3.1 standards and certified by a independent third party rater.
- All homes are certified in the EPA Indoor airPlus Indoor Air Quality Program.
- R-18.3 insulated exterior walls, combining R 15 fiberglass batt insulation with R 3.3 thermal bridging foam sheathing.
- R-11 fiberglass blanket insulation in unfinished lower level walls.
- R-30 fiberglass insulation in overhangs and garage ceilings with conditioned space above.
- R-49 blown in attic insulation.
- Dual zone heating and air conditioning system consisting of 92 + AFUE (Annual Fuel Utilization Efficiency) gas* heating with 14 SEER (Seasonal Energy Efficiency Rating) electric air conditioning. All ductwork installed inside conditioned space (not in attic) for maximum energy efficiency and savings.
- Wifi enabled** programmable thermostats.
- Wifi enabled** garage door opener with remote for each garage door.
- Rough-in for a full bath in the lower level.
- High-efficiency 75-gallon water heater
- 400 amp electric service.
- Data Stream Wiring Package including High Speed/Video Connectivity.**
- LED bulbs in light fixtures for maximum energy efficiency
- 2 electric outlets with USB charging ports, choice of location.
- Smoke detector and carbon monoxide detector on all floors and smoke detectors in each bedroom.
- 3/4" Huber Advantech™ subflooring or equivalent.
- Weyerhaeuser® I-level floor system for maximum stability and strength.
- Raised roof truss system for maximum ceiling insulation effectiveness.
- Advanced framing techniques for maximum wall insulation effectiveness.
- 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.

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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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**KETTLER
FORLINES**
CUSTOM HOMES

Build On Your Lot

MD Builder Registration #186

*Where gas service is available **Please note: Homeowner must provide internet and wifi service for all wifi enabled Smart Home features.