

Premium Features



GENERAL INFORMATION

- ◆ Built by Bennett Builders, a local, family-owned company building in Cleveland for 65+ years
- ◆ Cleveland Home Builders Association Registered Builder, with HBA-backed One-Year Limited Warranty Program
- ◆ Numerous on-site meetings including Preconstruction Meeting, Electric Walk Through, Pre-Drywall Walk Through, Home Orientation and Final Walk Through
- ◆ 15-year City of Cleveland tax abatement, fully transferrable
- ◆ Two and three bedroom layouts
- ◆ Two car, attached garage

INTERIOR FINISHES

- ◆ 9' first floor ceiling height, 8' second floor ceilings
- ◆ Stained oak handrail and newel post at staircase
- ◆ 5 1/4" base trim, 3" casing on doors, windows sills, painted
- ◆ Smooth, hollow-core interior doors
- ◆ Walls painted w/two coats of Sherwin-Williams paint
- ◆ Schlage locks throughout (knobs or levers)
- ◆ Six (6) total cable or phone outlets throughout house
- ◆ Fourteen (14) total recessed lights throughout house
- ◆ Switched ceiling lights in bedrooms, study and great room
- ◆ Great room and bedrooms pre-wired for ceiling fan
- ◆ Personalized walk-through with electrician
- ◆ Garage drywalled and textured
- ◆ Rubbermaid wire shelving in all closets, pantry, linen
- ◆ COREtec luxury vinyl plank flooring throughout first/second floors and all bathrooms
- ◆ Stain-resistant carpet w/#8 padding on stairs & bedrooms
- ◆ Light fixture package with LED lights throughout

SOUND CONSTRUCTION

- ◆ Poured concrete slab foundation
- ◆ Dupont Tyvek HouseWrap for moisture & air management on exterior walls
- ◆ 150-amp underground electrical service
- ◆ Exterior drain tile connected to storm sewers
- ◆ Engineered floor joist layout by structural engineer
- ◆ Exterior water spigot in garage
- ◆ Hard-wired smoke and carbon monoxide detectors

KITCHEN AND BATHROOMS

- ◆ Choice of quality, raised-panel Aristocraft cabinetry
- ◆ Quartz countertops in kitchen, and master bath
- ◆ Moen plumbing fixtures throughout
- ◆ Stainless steel sink in kitchen
- ◆ Bevel-edged mirrors over all vanities
- ◆ Appliance package including stove (gas or elec), microwave and dishwasher
- ◆ Badger V 1/2 horsepower garbage disposal
- ◆ Water & ice maker line for future refrigerator/freezer

COMFORT SYSTEM AND ENERGY EFFICIENCY

- ◆ Carrier high-efficiency 96% gas furnace with programmable thermostat
- ◆ 13-seer central air conditioning system
- ◆ 50-gallon direct-vent hot water tank
- ◆ R-21 sidewall insulation and R-38 blown ceiling insulation
- ◆ Exhaust fans in all baths

EXTERIOR DESIGN AND FEATURES

- ◆ CertainTeed Landmark dimensional asphalt shingles w/ limited lifetime warranty
- ◆ Ridge and soffit venting
- ◆ Seamless aluminum gutters and downspouts
- ◆ Therma-Tru full-glass entry doors
- ◆ Mastic .044 dutch-lap vinyl siding with shake accents
- ◆ Energy efficient, vinyl windows with Low-E glass coatings and argon fill. Choice of grilles (in-between glass)
- ◆ Wayne Dalton Insulated, raised-panel steel garage door with Liftmaster 1/2 horsepower opener and keypad entry
- ◆ Two exterior walk-out porch/balconies per unit plan



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