

The Retreat at Beresford


Standard Features List

Exterior Features



- ☺ Fiber cement exterior siding
- ☺ *Therma-Tru* fiberglass front entry door with transom
- ☺ *MW* vinyl compound windows w/traditional grids
- ☺ 30-year architectural, high definition asphalt shingles
- ☺ Raised slab foundation with painted stucco finish
- ☺ Detached two car garage w/ paneled steel garage door, automatic opener and two remotes
- ☺ Professionally landscaped yard with front yard tree and foundation plantings
- ☺ Front, side and rear yards sodded

Interior Features



- ☺ Volume ceilings - 9' first floor and 9' second floor (per plan)
- ☺ Hardwood floors in Foyer, Dining Room, Family Room, Kitchen, Breakfast, and Powder Room (per plan)
- ☺ *Daltile* ceramic tile floors in Owner's Bath, All Secondary Baths and Laundry
- ☺ *Shaw* stain-resistant wall-to-wall carpeting with 6 pound rebond pad
- ☺ Distribution Panel for phone, cable and internet with ac outlet and video distribution hub
- ☺ *Masonite* raised four panel interior doors
- ☺ Interior Trim Package: Crown Molding in Foyer, Dining Room, Family Room (per plan); Dining Room trim package with two-piece chair rail; 5 ¼" speed base throughout
- ☺ Powder Room (per plan) consisting of pedestal sink with oval mirror, *Moen Brantford* faucets with 8" spread, and *Kohler Sterling* commode
- ☺ Ceiling fans in Family Room and Owner's Suite
- ☺ Ceiling fixtures with Fan Prewire in all Secondary Bedrooms

"Green" Energy Efficient Construction



- ☺ *Rinnai* energy efficient tankless gas hot water system
- ☺ *Lennox* 13 SEER *Energy Star* certified central air conditioning system with heat pump
- ☺ Split floor engineered HVAC systems for heating and cooling comfort (per plan): Each floor has a heat pump, air handler, and programmable thermostat for optimal energy usage
- ☺ LOW E energy-efficient vinyl compound windows by *MW*
- ☺ *Whirlpool Energy Star*® Qualified Stainless Steel Appliances
- ☺ Foam sealant on all exterior wall penetrations
- ☺ Weather resistant house wrap and door and window flashing
- ☺ Fiberglass insulated exterior doors
- ☺ 3/4" T&G *Huber Advantec* floor decking
- ☺ Ridge vents and soffit vents for attic ventilation
- ☺ Environmentally friendly *Boracare* termite pretreatment (no VOCs, no termiticides into ground)


Kitchen Features



- ☺ Granite Kitchen countertops with multiple color selections
- ☺ Maple, full overlay cabinets with select stains, 42" upper cabinets and crown molding
- ☺ Built-in *Whirlpool* stainless steel wall oven unit
- ☺ *Whirlpool* stainless steel microwave oven with fan over cooktop
- ☺ *Whirlpool* gas cook top with sealed burners

- ☺ *Whirlpool* multi-function stainless steel dishwasher with high temperature wash
- ☺ Double-bowl undermount stainless steel sink with select *Moen* faucet with pull out sprayer and soap dispenser
- ☺ Kitchen islands or peninsulas w/ breakfast bar
- ☺ *InSinkErator* 1/2 horsepower garbage disposal with flush mounted push button
- ☺ Custom recessed lighting
- ☺ Refrigerator space pre plumbed for ice maker

Owner's Suite



- ☺ Luxurious king sized suites
- ☺ Corian countertops with dual sinks
- ☺ *Kohler Sterling* brand garden tub
- ☺ Separate shower with glass enclosure
- ☺ Private water closet with elongated *Kohler Sterling* commode (per plan)
- ☺ *Moen Brantford* faucets with 8" spread
- ☺ Gentlemen's high vanity throughout Owner's Bath
- ☺ Full width plate glass vanity mirror
- ☺ Posi-temp pressure balanced shower valve
- ☺ Spacious walk-in closets with comprehensive ventilated shelving layout

Secondary Baths




- ☺ Corian countertops with porcelain undermount sinks
- ☺ *Moen Brantford* faucets
- ☺ Elongated *Kohler Sterling* commode
- ☺ *Kohler Sterling* solid *Vikrell* tub-showers with molded shelving

Security & Low Voltage



- ☺ Upgraded Wiring Package with voice, data, and cable jacks to All Bedrooms, Family Room, and Study and voice and data jacks to Kitchen
- ☺ Security system with one full year of monitoring and service included
- ☺ Smoke detectors per local codes
- ☺ Deadbolt locks on all exterior doors
- ☺ Exterior weatherproof electrical outlets
- ☺ Exterior flood lights (2)
- ☺ Lighted doorbell
- ☺ Decorative shutters (per plan)

Finishing Touches



- ☺ Coordinated designer lighting fixtures with choice of custom finishes
- ☺ Oak handrails with painted balusters
- ☺ *Kwikset* door levers (or knobs) with choice of brushed nickel or Venetian bronze finish
- ☺ Custom recessed lighting
- ☺ Rocker switches on lights throughout home
- ☺ Multiple exterior coach lights
- ☺ Hose bibs, front and rear
- ☺ Pull-down attic stairway with lighting

Customer Care



- ☺ One year warranty from Cline Homes
- ☺ Eight (8) year transferable structural warranty from *Residential Warranty Corporation*
- ☺ Pre Construction orientation
- ☺ Pre Drywall review meeting
- ☺ Pre Closing New Home Orientation
- ☺ Six and 12-month post closing inspections
- ☺ Renewable termite bond