

BRICKHOUSES ROAD SUBDIVISION

Proposed model to be built by Miller Construction, beginning spring 2017
4796 square feet, 2303 first floor, 2200 second floor, 293 third floor, plus full unfinished daylight basement with walkout (about 2300) total about 7000 sf.
7 bedrooms (none in the basement), 4 full and 2 half baths
All brick exterior, 2 oversized 2 car garages total 1377 square feet of garage space
Large covered wrap-around concrete front porch with beadboard ceiling and porch swing (8 feet deep)
All hard floors, solid ¾" hardwood and ceramic tile
Aluminum clad wood windows, with directionally specific SHGC glass
2 story sunroom with stained glass window
Solid core interior doors
Upgraded door knobs and keyless rear entry
Smooth ceiling finish
Electric powered cellular shades on large south windows
Fireplace in the Living room
Gas soapstone stove in the Sunroom
2 large drop zones
Laundry on first and second floors, sliding barn door for access to second floor laundry
Dog washing tub in main floor laundry
Secret, hidden room on third floor
Central Vac
Crown moldings throughout
Geothermal Hydronic radiant floor heating throughout first floor
Multiple unit, multiple zones geothermal HVAC, 2 HWH
Ten foot ceilings first floor, nine foot second floor
8x12 concrete patio, 8x12 balcony, 42 x 42 foot blacktop area in front of garages for basketball, extra parking, etc.
Space for a second refrigerator in the first floor laundry area.
Accessibility features, wide doors and halls, switches and outlets at ADA heights, grab bars, ramp in the garage for no steps entry, some motion sensor lighting.
Exterior security cameras
Low voltage wiring for TV, surround sound and speakers in living areas

Since the passive solar plan lends itself very well to the addition of solar panels (not included), there is a large, south facing roof, with a good pitch for solar panels. A conduit will be placed in the wall to easily run wires from the solar panels to electric service panel in the basement. A 240 outlet will be included in the garage for electric car charging.

Sunburst Fypon detail in the gable for all Brickhouses Road homes with a passive solar plan. There is a sunburst on the street sign also.