

# Beach Building Group



Design • Build • Remodel

## 209 78<sup>th</sup> Street Package

### Exterior Features

- Professional landscape package with sod
- Concrete driveway with paver accents
- Raise slab foundation with brick skirt
- James Hardie siding
- Prefinished aluminum trim wrap
- Aluminum gutters and downspouts
- 50 Year architectural roof
- Standing seam metal roof accents
- Termite soil treatment
- Outdoor shower
- Two weather proof electrical outlets
- Vinyl fence with one gate (6' tall)
- Double pane low-e vinyl windows with screens
- Fiberglass exterior doors
- Carriage style garage door with opener
- Screened rear porch
- Exterior natural gas line to patio
- Prewire for Generator

### Interior Features

- Nine-foot ceilings on first floor, second floor and eight-foot ceilings on third floor
- Natural gas fireplace in living room
- Custom trim package
- Drywall with smooth finish
- Hardwood flooring throughout first floor, stairs, second floor hallways and third floor hallways
- Ceramic tile on bathroom floors, shower walls, bathtub walls and laundry floor
- Custom wood staircase
- Upgraded carpet and padding

### Interior Features (cont.)

- Prewired for cable and network in living room and bedrooms
- Prewired for ceiling fan in the living room, bedrooms and the screened porch
- Prewired for 5.1 surround sound in living room
- HDMI prewire in living room from component to TV
- Washer & electric dryer connections
- Mirrors over vanities
- Natural gas water heater with recirculation pump
- 14 seer natural gas HVAC (two zones)
- Designer interior door style and hardware
- Custom wood shelving in closets
- Brushed nickel bathroom accessories
- Designer electrical fixtures
- Upgraded plumbing fixtures
- Gourmet kitchen designed and built by Heritage Woodworks
  - o Custom cabinets
    - All wood construction
    - Painted or stained Maple
    - 42" uppers with crown
    - Soft close drawer slides
  - o Stainless steel appliance package
    - Chef style range
    - Built-in microwave
    - Wine or beverage cooler
    - Dishwasher
- Granite countertops with under mount sinks in the kitchen and bathrooms