

Exterior Features

2-car garage with floor drain
 Premium maintenance free board and batten siding
 Natural stone veneer details
 Maintenance free soffits, fascia, trim and downspouts
 Custom designed landscape package, including lawn and plantings
 Premium Metal standing seam roof accents

Exterior Features

Steel reinforced concrete footers per plan
 Steel "I" beams for added structural support, per plan
 2' x 6" and 2" x 4" exterior and interior stud walls
 4" Concrete garage floor with drain

Windows and Doors

Windsor wood cased casement window with aluminum clad exteriors with low E-glass
 16' x 8' Maintenance Free Carriage style garage door with openers
 Insulated decorative front door

Interior

10' ceiling on first floor
 Custom designed built decorative cabinetry in kitchen, baths and mudroom
 Granite countertops in kitchen, owners suite, 2nd bath room and laundry room per plan
 Oversized wall mirrors above all vanities with picture frame molding in master and main bath only
 Solid core 3 panel painted interior doors with decorative lever set
 Sherwin Williams paint – Choice of 3 colors
 Custom wood cased openings per plan

Home Automation Management System

Honeywell smart enabled wireless home management system
 App enabled keyless entry lock in garage/house door
 Video doorbell for front door, app enabled
 Honeywell total house security system
 Honeywell keypad controller managing security, lighting, HVAC, optional video cameras and much more with mobile capabilities
 Choice of location for 4 pairs of flush ceiling mounted speakers prepped for distributed audio

Plumbing

Custom tiled shower in owners bath with frameless glass hinged door
 Choice of luxury plumbing fixtures selected throughout
 Fiberglass one piece shower/ tub combination in secondary bath
 Custom designed built in cabinetry in laundry room with under counter mounted utility sink
 Exterior frost free front and rear of home cold only water faucets
 Garage frost free hot and cold water faucet
 High efficiency quick recovery hot water tank

Electric

Photo electric smoke and CO2 combination detectors with battery backup per National Electric Code
 Choice of location for 24 recessed LED can lights
 Garage door with 2 remote controls and keyless keypad
 Two outside weatherproof electrical outlets
 200 Amp Electrical service
 Three exhaust/can light fixtures for bathrooms

HVAC

Armstrong 95% high efficiency gas furnace
 Armstrong 13 seer air conditioner
 Exhaust systems in all baths
 Digital programmable, app enabled thermostat by Honeywell

Energy Package

Engineered complete energy insulation system installed in accordance to the National Energy Code
 Complete house wrap on perimeter of entire home

Luxury Design Finishes

Luxurious hardwood or tile surfaces throughout all main living areas including all baths
 Luxurious plush carpet allowances for all bedrooms and closets
 Generous luxury allowances for: lighting, plumbing, cabinetry, hardware, tile, hardwood, carpet, fireplace, countertops, appliances and patio

Warranty

One Year Limited Warranty offered through the Greater Cleveland Home Builders Association

Bridgeport Premium Features—In our continuing effort to meet the challenges of product improvement, we reserve the right to modify or change the specifications and features.

Effective 1/2020