

THE BECKETT

FEATURES BELOW INCLUDED IN PRICE

MAIN FLOOR- 1887 2nd FLOOR- 1372

Exterior

9' Poured Foundation with exterior drain tile & sump pump
10- Year foundation waterproof warranty
Lap siding, natural veneer stone, stucco sheets on front
Three car garage with insulated steel garage doors & 2 openers
I-joist floor system
Tyvec house wrap
Pella Pro-line, low-e clad windows
Lifetime Certainteed shingles
Full sod yard up to 8000 Sq. Ft.
Covered front porch
R-15 & 19 blown-in exterior wall cavity insulation / R-50 attic

Dinette

Oversized painted casing and baseboard
Wood floor - 5 3/4" x 1/2" Engineered Birch - Handscraped and Distressed

Kitchen

Oversized painted casing and baseboard
Wood floor - 5 3/4" x 1/2" Engineered Birch - Handscraped and Distressed
Custom birch cabinets with raised panel doors & soft close drawers
Large island with eating edge
Ceramic tile backsplash
Quartz countertops with Siligranite sink
Natural stone walk in pantry
Stainless steel appliances

Family Room

10' ceiling with decorative drywall beams
36" gas fireplace
Ceramic Tile Fireplace
Custom built mantles & floating shelves

Main floor 1/2 bath

Custom vanity with quartz countertop
Oversized casing and baseboard
Ceramic tile floor

Laundry Room

Oversized painted casing and baseboard
Tile floor
24" x 36" laundry sink base

Drop Zone

Custom birch drop zone cabinets
Large open lockers



4-BEDROOM, 4- BATHROOM, 2ND FL. LOFT & 3 CAR GARAGE
CERTIFIED HIGH PERFORMANCE HOME/ 65 HERS OR LESS

Main floor flex/office room

9' ceiling
Oversized painted casing and baseboard
Open to Great room and Kitchen

Main floor Master Bedroom

9' ceiling
Oversized painted casing and baseboard
Double door entry to bath
Large walk-in closet

Master Bedroom Bath

9" ceiling
Oversized painted casing and baseboard
Kohler soaker tub
Walk in tile shower with 2 shower heads
Hers and his vanities with quartz counter tops

Bedroom # 2, 3, & 4

Oversized painted casing and baseboards
Tiered ceilings
Walk-in closets

2nd Floor Shared bath

Oversized painted casing and baseboards
Shared full bath with separate vanities
Quartz tops with Moen faucets
Ceramic tile floors

Guest bath- 2nd floor

Oversized painted casing and baseboards
Quartz tops with Moen faucets
Ceramic tile floors

Entry

Oversized painted casing and baseboard
Open Look out over Entry
Wood floor – 5 3/4" x 1/2" Engineered Birch – Handscraped and Distressed

Other Upgraded Features included in base price

95% energy efficient Carrier furnaces / with 2 zones
13 seer Carrier air conditioners
Power humidifier
3/4 basement bath rough-in
Bar rough in
2-40 gallon gas water heaters
Curb grind
Security system
Music distribution & surround sound rough-in
Landscape allowance
6-station sprinkler system

Advanced Real Estate 4026816733

www.johncanigliahomes.com

PRICES SUBJECT TO CHANGE



BERKSHIRE HATHAWAY HomeServices | Ambassador Real Estate

THE BECKETT



When you're passionate about something, you think about it all the time. And you're happiest when you're able to immerse yourself in it. That's how it is for us at John Caniglia Homes.

Since 1979, when we constructed our first custom home, we have never looked back. In fact, it's been quite the opposite. John Caniglia Homes has gone on to build some of the most noteworthy custom homes in the area, participating in Street of Dreams and creating custom homes throughout the area.

Today, the company has grown to include two generations of Caniglias, each with a passion for excellence, quality and craftsmanship. And each brings a unique insight and specialty to the process – from real estate and financing, to site selection, design and planning, to construction and project management.

STYLE. WARMTH. PURPOSE.

©COPYRIGHT BY JOHN CANIGLIA HOMES