



• The Villages at •
TOTTERIDGE

• **The New Luxe Model** •



• Open Floor Plans • Modern Amenities • Beautiful Country Setting • Scenic Golf Course Views

**ALL STAR
HOMES**



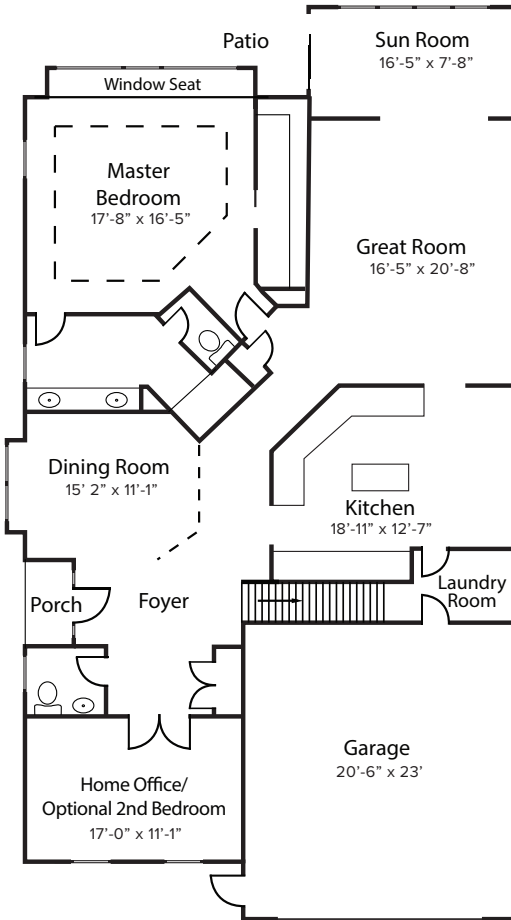
**BERKSHIRE
HATHAWAY**
HomeServices

The Preferred Realty

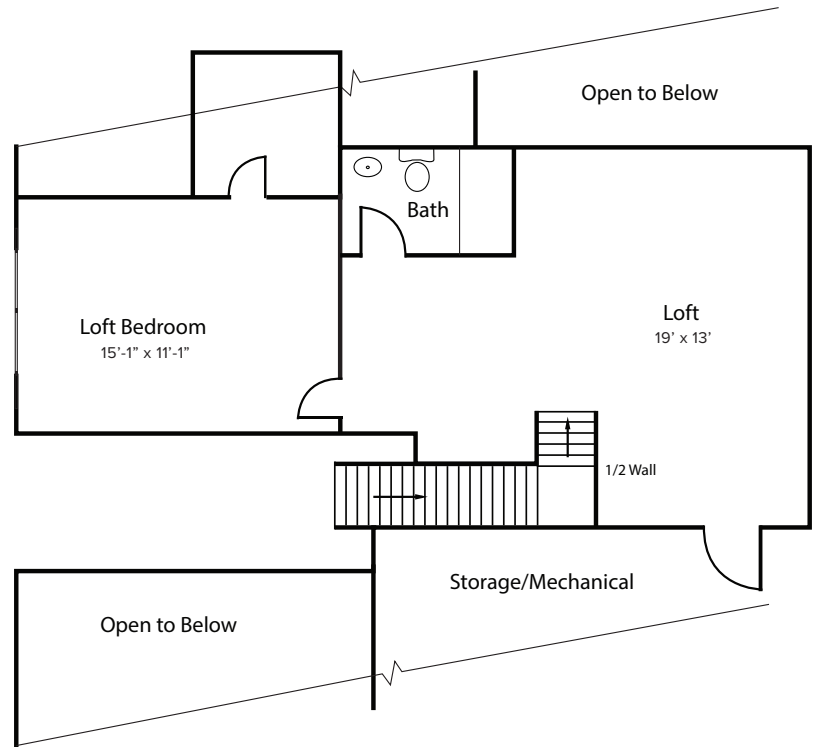
The Luxe Model Floor Plans

Overall Unit Dimensions: 41' x 70'

• **First Floor** •
Approx 2,113 sq ft.



• **Second Floor** •
Approx 650 sq ft.



Rev 2022-0607



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BERKSHIRE HATHAWAY
HomeServices
The Preferred Realty

**The Marilyn Davis Team
& Patrick Cendes**

Cell: 724.858.7777
Office: 724.838.3660



Luxe Model - Allowances, Specs and Upgrades

Included Allowances:

- Kitchen, Vanities, Tops & Appliances.....\$28,000
- Flooring, Carpet & Ceramic Tile.....\$18,000
- Plumbing Fixtures.....\$5,000
- Electrical Fixtures.....\$1,800
- Mirrors, Towel Bars, Paper Holders.....\$500
- Shower Door.....\$500
- Closet Shelving.....\$1,000
- Door Knobs.....\$700

TOTAL.....\$55,500

Optional Upgrades:

- Fireplace Unit and Face.....\$4,500
- Humidifier.....\$725
- Air Cleaner.....\$725
- Wrought Iron Handrails.....\$600
- Closet in Home Office/Optional Bedroom.....\$650
- Sky Lights in Great Room.....\$1,200
- Master Bedroom Window Seat Storage.....\$800
- Wood Mantel.....\$400
- Wet Bar Plumbing.....\$450
- Outside Gas Hook-up\$350
- Recessed Lights (each).....\$87
- Floor Plugs.....\$400
- Radiant Hot Water Heating (to be priced)
- Finished Storage Area (to be priced)

Included Specs:

- Permits & Tap-in Fees
- Brick/Stone/Siding Exterior
- Andersen 100 Series Windows
- 30-year Shingles
- Standard Steel or Fiberglass 8 Ft. Entry Door with 2 Sidelights
- Schlage Door Hardware
- 16' Garage Door w/Opener and separate Man Door
- 20 Recessed Lights, 200 Amp Service, TV Hook-ups
- 95% High-Efficient Gas Forced Air Furnace & Air
- 2-Zone Thermostats
- Storage Area Insulated and Boarded (no finish)
- Wall finish - Drywall
- 5 1/2" Baseboard Trim
- Pine Ceiling in Sunroom
- Tray Ceiling in Master Bedroom
- Painting – Up to 3 Color Choices
- Wood Spindle Handrails – painted
- Covered Back Patio w/Half-Brick & Vinyl Column (18.5' x 10')
- Asphalt Drive & Concrete Sidewalk
- Hose Bibs – 1 garage & 2 outside

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Luxe Model - Room Sizes



Overall unit dimensions: 41' x 70'

First Floor Approx. 2,113 sq. ft.

Second Floor Approx. 650 sq. ft.

Kitchen: 18'-11" x 12'-7"

Dining Room: 15'-2" x 11'-1"

Home Office/Opt. 2nd Bedroom: 17' x 11'-1"

Great Room: 16'-5" x 20'-8"

Sunroom: 16'-5" x 7'-8"

Master Bedroom: 17'-8" x 16'-5"

Loft: 19' x 13'

Loft Bedroom: 15'-1" x 11'-1"

Garage: 20'-6" x 23'

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