



# "BENTLEY VII TWO STORY"

*SKelley Marketing*



### Distinctive Features

**3 BEDROOMS 3 BATHS**  
**2,200 Sq. Ft. Finished (3,108 Sq. Ft. Potential)**

- Wood flooring; kitchen, dining room, & foyer
- Trim package upgrade base board and window/door toppers
- Living room window package upgrade
- Gas cooktop & built in oven
- Kitchen tile backsplash
- Kitchen cabinet upgrade & center island design
- Kitchen Range: gas line & vent hood w/28" vent a hood liner
- Granite countertops & Painted center island
- Upgrade 1/2 chalk board pantry door
- Master bedroom enlarged closet upgrade
- Master bath framed mirror upgrade
- Master bath transom window
- 6' Master bath tub upgrade
- Vinyl flooring master bath
- Glass & tile walk in shower master bath
- Tile surround master bath tub area
- Double bowl vanity main & master baths
- Master bathroom vanity size increased
- Master bathroom vanity top upgrade
- 4 Stair tread lights
- Water softener loop
- Garage door pitch upgraded 9/12
- Upgrade front door, Gutters on porch optional
- Lighting allowance upgrade
- (Optional) Finish stairway to basement

### Included Features:

- 9' Ceilings main level (knock down both levels)
- Gas fireplace living room
- Standard Delta plumbing fixtures
- Main bath fiberglass tub with fiberglass shower surround & standard vinyl flooring
- OVER-sized 3 car garage per plan w/8' doors
- Asphalt driveway/contoured sidewalk
- Vector Low E windows
- Mastic vinyl siding
- Tamko 30 year architectural shingles
- 200 AMP service
- Prewired cable or phone jack locations
- 92% efficiency Bryant furnace with Honeywell thermostat
- Central air/Bryant
- Rheem 50 gallon electric hot water heater
- Generous lighting allowance
- Generous flooring allowance
- Appliance allowance
- STD. Lot sod/irrigation allowance

*Inquire about other options and details. Prices subject to change at any time. House drawing on the back may not represent standard features of this plan design.*

Offered by: *Steve Kelley*

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