



LEE BROOKS & ASSOCIATES

Howard Home Realty

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FEATURES FOR 1511 GREENBRIAR

Exterior Features

- Brick and stone with cement board trim.
- Covered patio with ceiling fan, electric outlet, and outlet for outdoor television. The ceiling exterior is tongue & groove.
- Gas outlet for BBQ if gas is included.
- Exterior water faucets
- Security lights at two corners (front and back)
- Double concrete driveway and circular drive in the front.
- Grass with landscape garden
- 30 year Architectural shingles for the roof.

Garage

- Sheetrocked finished with interior insulation.
- Attic access with pull down ladder.
- 40-gallon gas raised water heater
- Garage door opener with 2 remotes.
- Auto close interior door

Construction & Energy Features

- OSB panels on the exterior with original tie back (no water penetration)
- Slab is built with rebar and built into virgin soil (no slab movement)
- Radiant Barrier in the attic with R-30 Fiberglass batt insulation in ceiling areas.
- Interior walls insulated with R-13 for sound.
- Exterior walls insulated with R-13 and other areas insulated with R-19.
- Double pane, Low-E windows with each pull out for ease in cleaning
- Inspections performed 3 phase inspections throughout the construction process.
- Wood destroying insect application during construction to prevent insects and fungi.
- 5 ton air-conditioning system with a programmable thermostat.

Foundation

- Exterior beams 30 inch depth, 12 inches wide, Interior beams, 24 inches depth, 12 inches wide
- Rebar #5 for all beams
- 4 inch concrete slab over #4 rebar every 16 inches
- Concrete 3000 psi

Framing

- All lumber is # 2
- All the walls are 2x4 lumber spaced every 16 inches
- Garage ceiling is 2x10 lumber
- Exterior walls covered by OSB plywood and original Tyvek

Interior Features

- Wood-look tile floors throughout the home.
- Sherwin Williams paint – 2 colors for wood and walls plus another for ceilings.
- All cabinets, and crown molding are custom site built including all shelving and drawers.
- All counters including kitchen and baths have quartz countertops with undermount sinks.
- Ceiling fans with lights in the living area and all bedrooms.
- Smoke detectors.
- Fireplaces in the living area and back patio with gas connection.
- Recessed can LED lighting in kitchen, living areas and primary bedroom.
- Kitchen undermount farmer sink includes garbage disposal.
- Kitchen appliances include a stainless steel microwave situated above the wall oven. There is an additional oven with the cooktop.
- Ice maker connection for the refrigerator.
- The laundry room has washer and dryer gas & electric connections and a sink . Custom cabinets and shelving with clothes pole in laundry room and quartz counter tops
- The primary bath has a separate shower with a quality sliding glass door enclosure.
- The garden tub has tile surround to the ceiling .
- The primary bath includes dual undermount sinks with built-in cabinets and oversized drawers.
- High raised commodes in all baths.