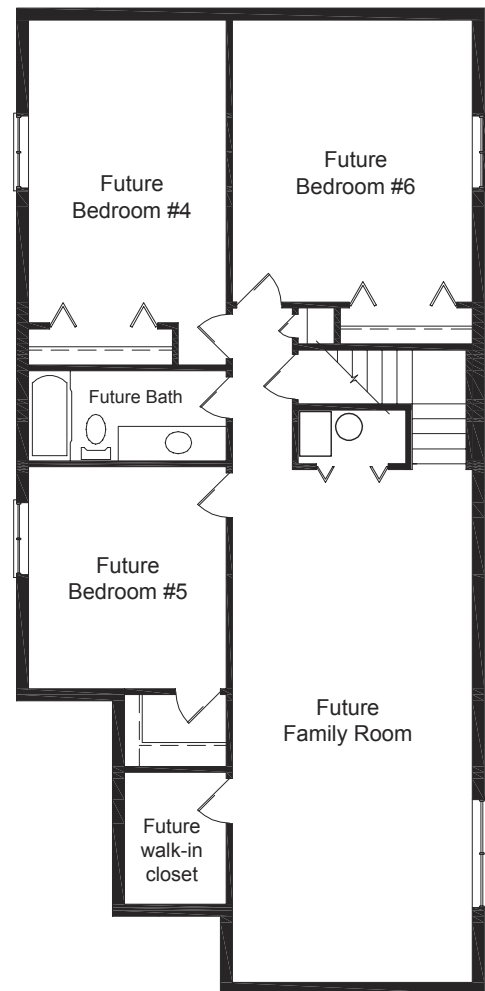
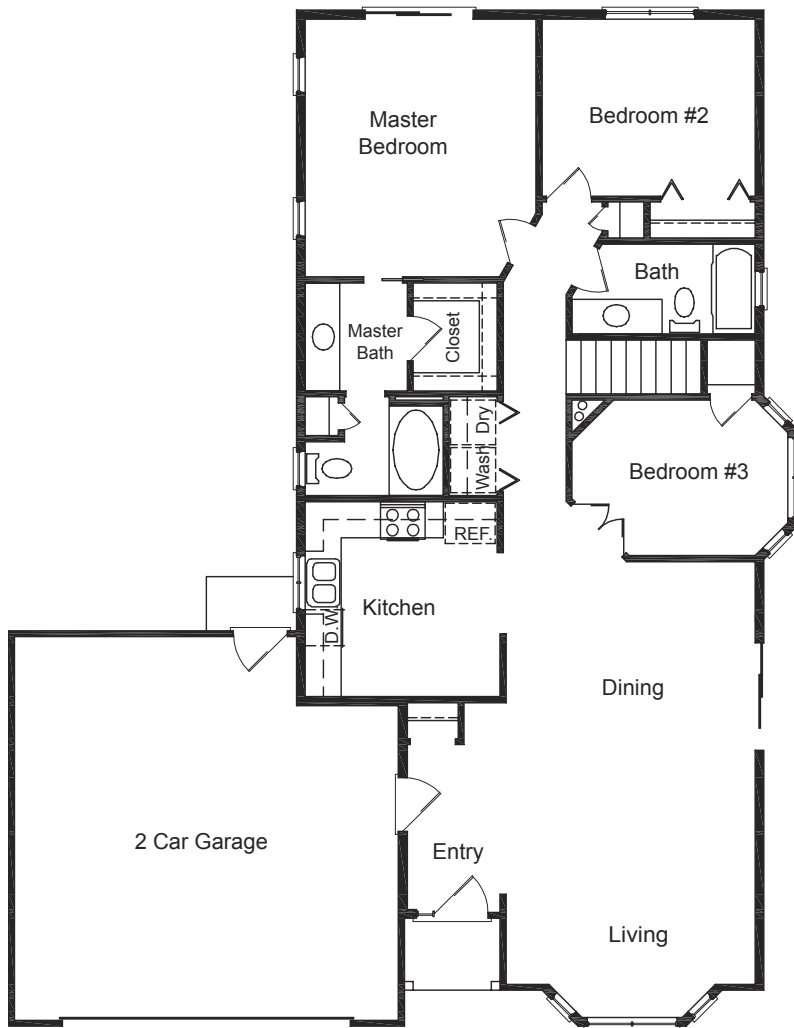




# Berkshire II

- 1333 finished sq. ft.
- 3 bedrooms, 2 baths
- Unfinished basement (1274 sq. ft.)
- 2-car garage
- Main floor master bedroom with walk-in closet



# BERKSHIRE II FEATURES

## Luxury & Convenience

- 3 bedrooms, 2 baths
- Breakfast nook
- Large bay window in living room
- 2 car garage with garage door opener
- Covered front porch
- Pre-wired for telephone, cable TV, and Cat V computer networking

## Bathrooms

- Alder or birch vanity raised panel cabinets
- Laminate countertops with self-rimming sinks
- Full width mirrors above vanities
- Moen plumbing fixtures

## Kitchen

- Alder or birch raised panel cabinets
- Laminate countertops
- Dishwasher
- Smooth top range
- Microwave hood
- Disposal

## Main Floor Master Suite

- Large garden tub
- Walk-in closet

## Quality

- Individually styled exterior
- Low-maintenance exterior: brick or stone & vinyl siding
- Rain gutters & downspouts
- Metal or fiberglass exterior doors
- Concrete patio
- 30 year asphalt shingles
- Kickplate on front door
- Thumb latch & deadbolt on front door
- Nickel interior door handle sets
- Rounded drywall corners
- Vinyl frame double pane windows
- Insulated exterior doors
- R-49 attic insulation
- R-19 wall insulation
- 80% efficient gas furnace

## Optional Features

- Additional brick, stucco or stone on exterior (standard Berkshire II plan includes brick or stone & vinyl siding)
- Central Air Conditioning
- Finished basement

*Generous flooring, lighting, appliance and cabinet allowances are included in the price of the home.*

Georgetown homes feature fine quality in every respect. Standard plans can be modified to accommodate your individual needs. We build each home to be customized for the buyer and welcome your input when designing your home.

Call Frankie or Mary at Etzel Realty for information  
**435-637-6777**