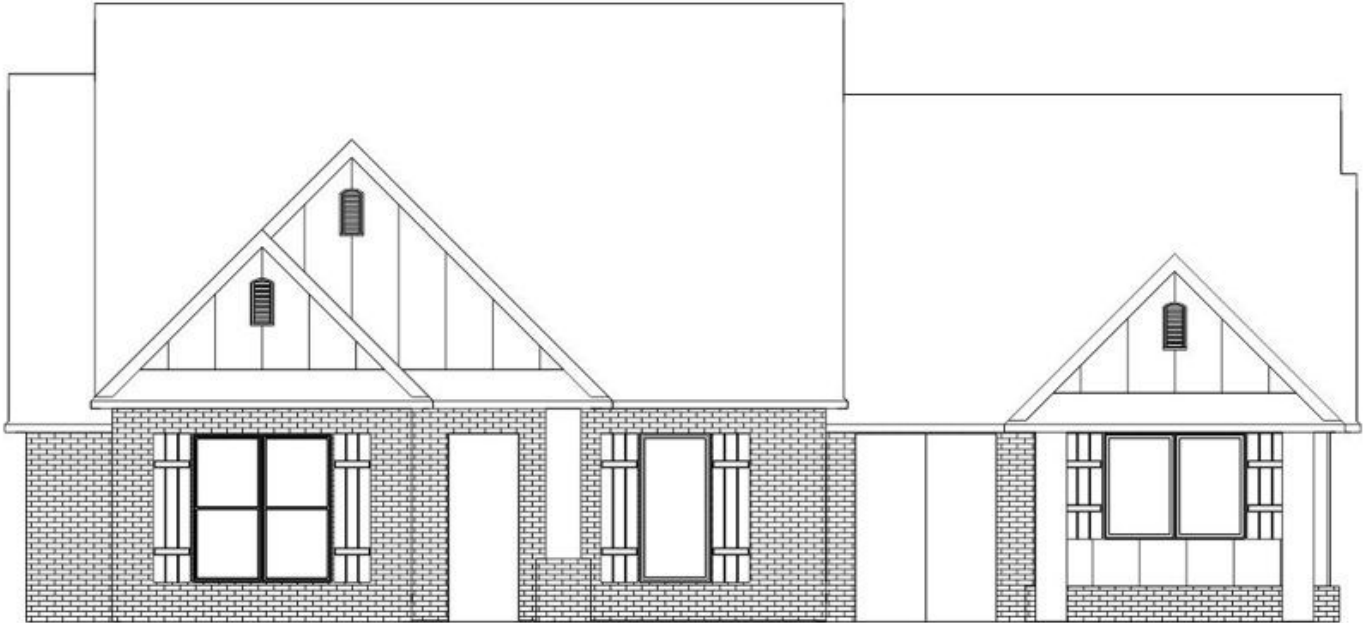


# THE BELLA



2,667 SQFT



4 BEDROOM

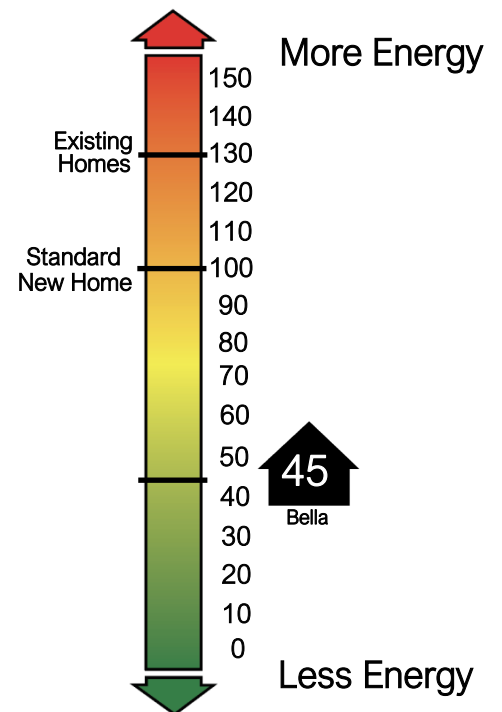


3.5 BATH



3 CAR

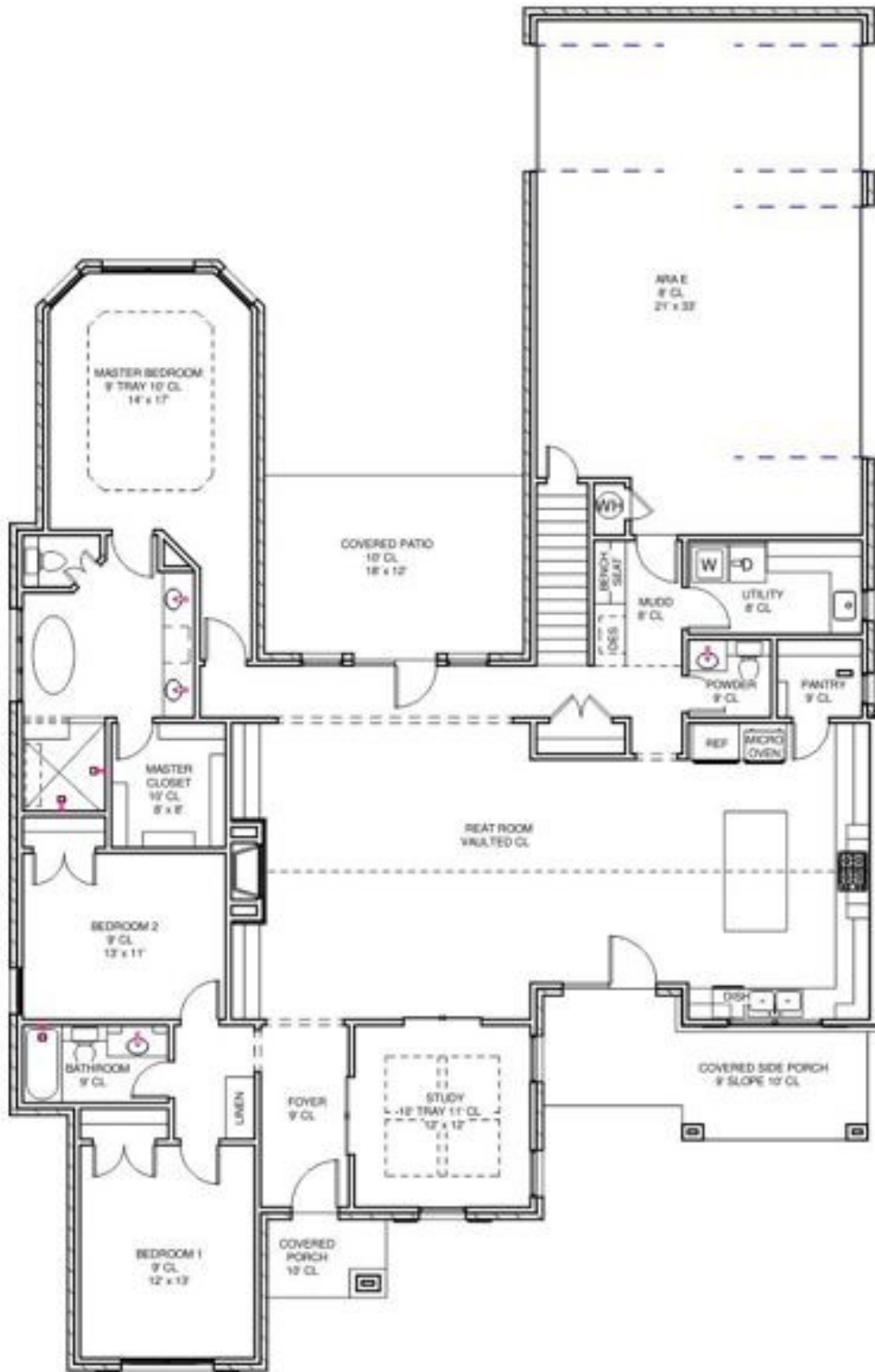
## HERS Index



For more information about this plan or other options

**CONTACT 405.310.6656**

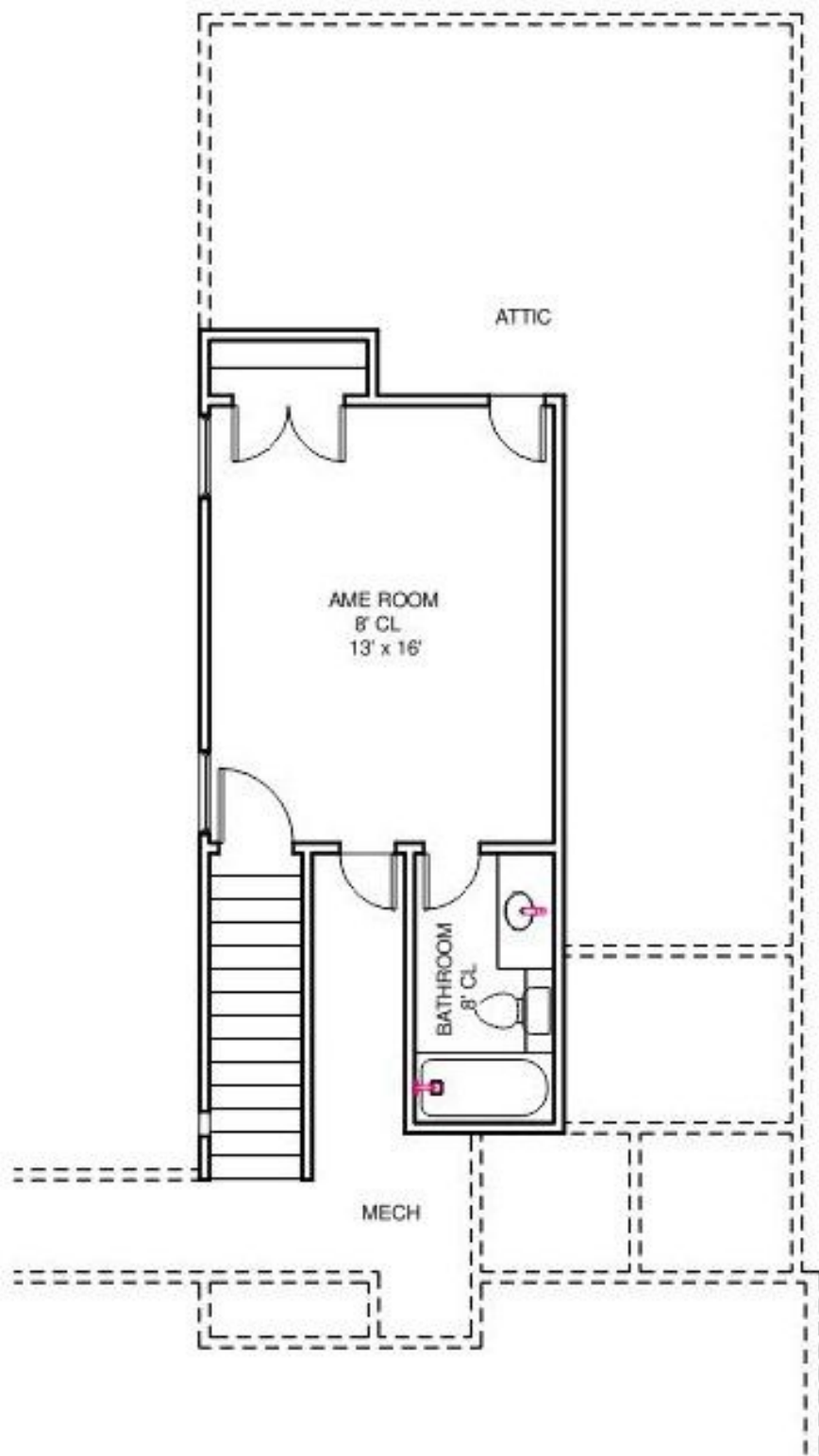




Total Living - 2,895 SQFT      Outdoor Living - 228 SQFT      Length - 87' - 2"  
 Indoor Living - 2,667 SQFT      Garage - 717 SQFT      Width - 55' - 11"

Plans, specifications, features, and elevations are subjected to change. All dimensions and square footages are approximated. Plans are property of Brookfield Custom Homes LLC, reuse of plan is strictly prohibited.

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# BELLA: INTERIOR & EXTERIOR FEATURES

## INTERIOR

- Eggshell paint throughout
- Custom built cabinetry (maple or oak)
- Custom built hood vent (vented to exterior)
- Soft closing cabinet doors
- Barn Doors
- Living room vault with PG beam
- Free standing tub
- Tile to ceiling above fireplace
- Designer cabinet hardware
- Pull-out Trash bin in kitchen
- Custom built dresser in master closet
- Towel cabinets above all toilets
- Custom designed mud bench with hooks
- Optional framed mirrors or medicine cabinets
- Optional cased or arched openings
- Oversized crown molding in common areas and master bedroom per plan
- Bench in master shower
- Solid surface in main living and wet areas
- Carpet in bedrooms and closets
- Upscale plumbing fixtures - choice of finish
- Security system with touch screen keypad
- Monitored smoke and carbon monoxide detector
- LED flush mounts throughout home in specialized areas
- Heat vent light in owner's suite
- Fans in all the bedrooms and living space
- Undermount porcelain sinks in bathrooms
- Elongated toilet bowls
- Towel rings, tissue holders towel bars and/or robe hooks in all bathrooms

## EXTERIOR

- Engineered footing and stem foundation
- Water system - Pex pipe
- Walls at 16" on center
- Structural moisture barrier sheathing
- Smart trim fascia, soffit and siding
- Foil back decking
- Wi-Fi 6 zone sprinkler system
- Gas drops located on back patio
- Gutters along A/C, flowerbeds, and front porch
- Back patio fan with light
- Front landscaped yard
- Wi-Fi garage door opener
- Carriage, up and down lighting on wireless timer
- Reinforced sidewalks, driveway, and patios

## ENERGY EFFICIENCY

- Blown in fiberglass insulation with super seal R-15 walls and R-38 ceilings
- High Efficiency HVAC system
- Vinyl windows - low E 366 with argon glass
- Composition shingle limited lifetime warranty
- Sill sealer at bottom plate
- Caulk all windows, exterior doors, and penetrations
- Install return vent in master bedroom
- Install programmable thermostat