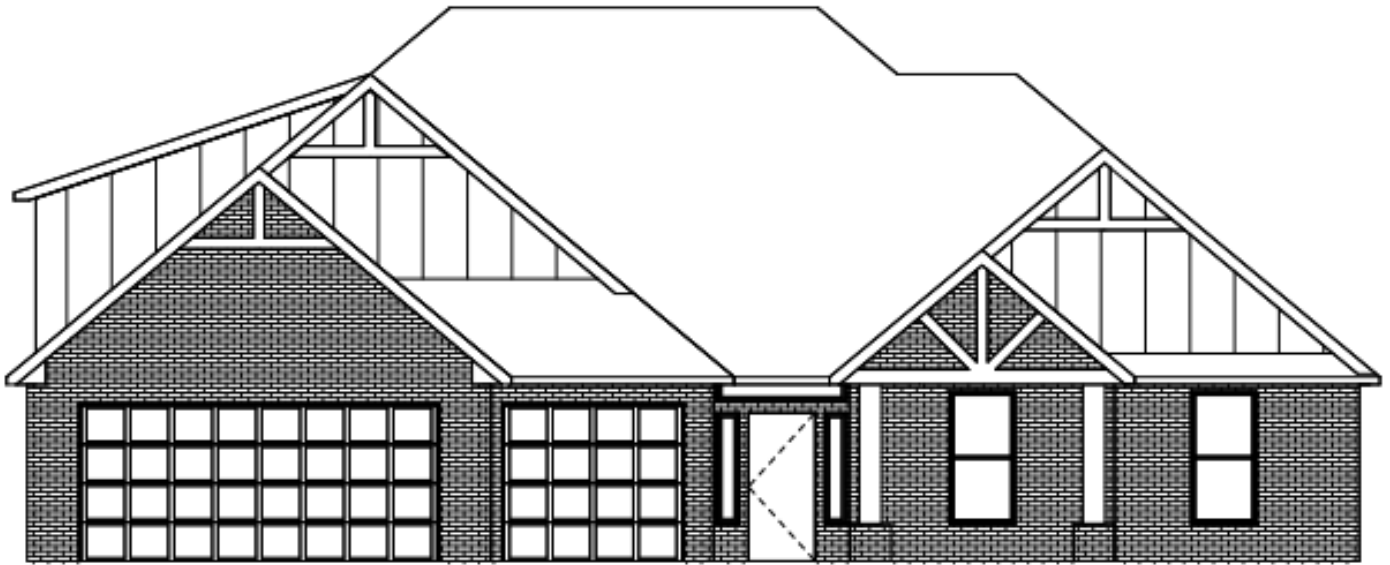


# THE BRADFORD



2,430 SQFT



5 BEDROOM

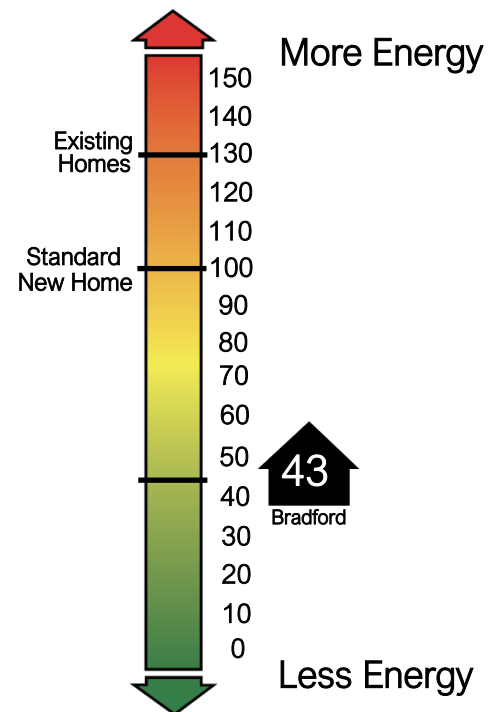


2.5 BATH



3 CAR

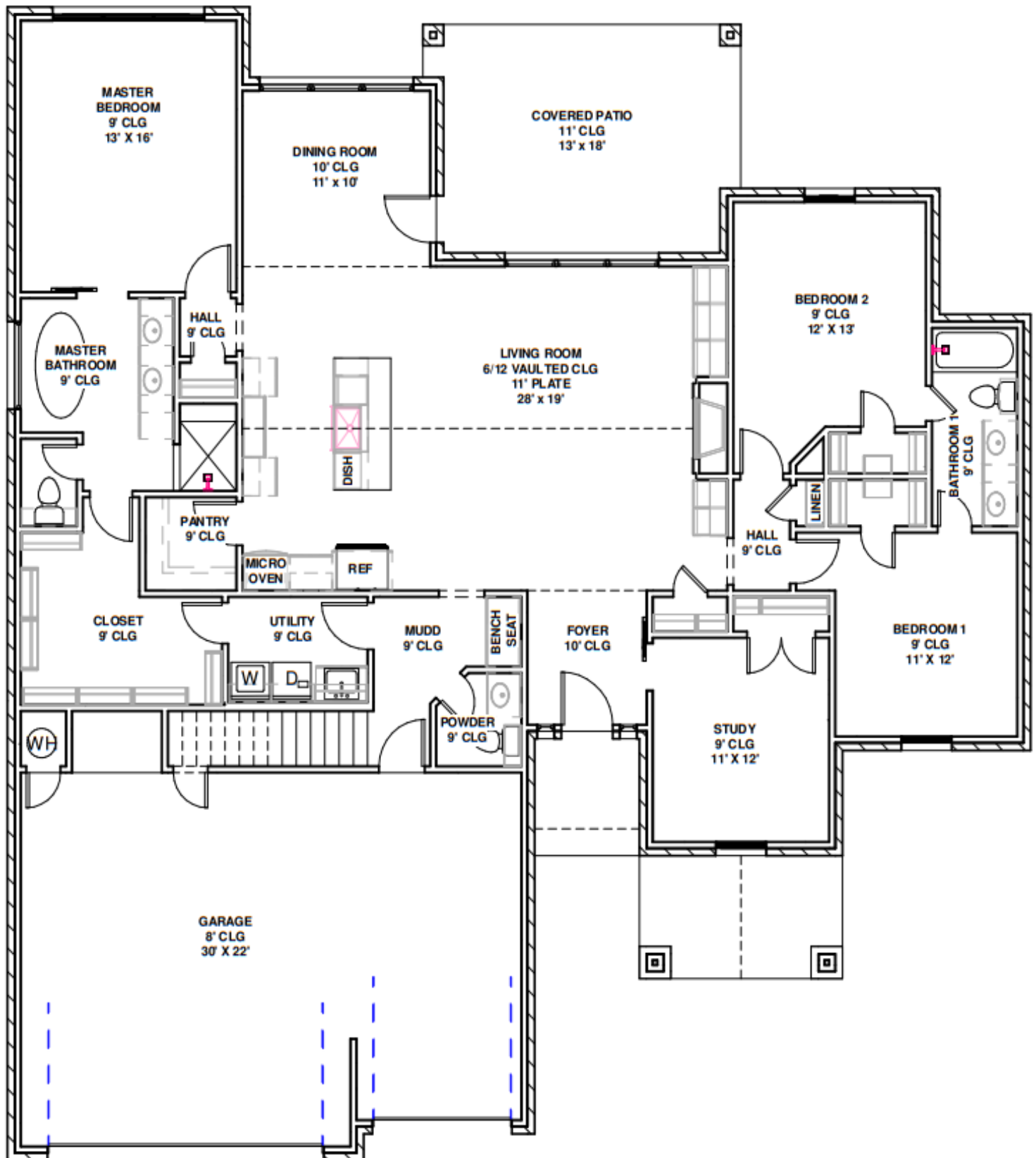
## HERS Index



For more information about this plan or other options

**CONTACT 405.310.6656**





Total Living - 2,891 SQFT

Outdoor Living - 461 SQFT

Length - 66' - 9"

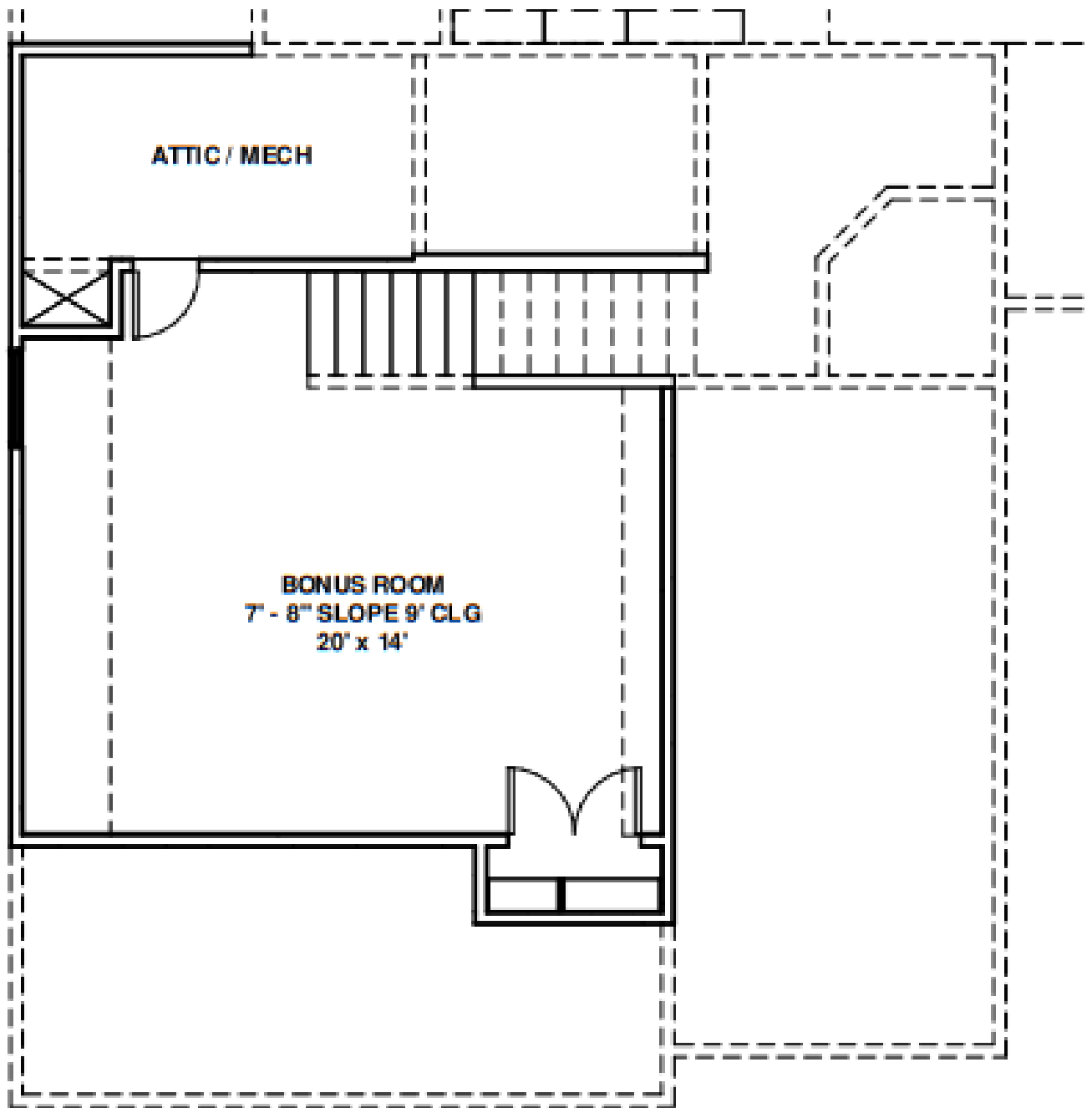
Indoor Living - 2,430 SQFT

Garage - 674 SQFT

Width - 60' - 0"

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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## INTERIOR

### *Insulation*

- Blown-in Fiberglass Insulation with super seal
- R-19 walls and R-38 Ceilings

### *HVAC and Windows*

- High-Efficiency HVAC System
- Vinyl Windows- Low E 366 with Argon Gas

### *Wall and Paint Details*

- Hand-textured walls
- 3 choices - Eggshell Paint or Flat Stain throughout - Sherwin Williams

### *Cabinetry and Storage*

- Painted grade Cabinets
- Custom Designed Cabinets
- Custom Built Mud Bench with Hooks
- Soft Closing Cabinet Doors
- Designer Cabinet Hardware
- Pull-out Trash Bin in Kitchen
- Towel cabinets above Toilets
- Floating Shelves in Half Bathrooms

### *Custom Woodwork and Fireplace*

- Custom Built Hood Vent (Vented to exterior)
- Custom framed mirrors
- Custom-built mantel
- Vent-free Gas Fireplace (Gas or Electric)

### *Bathroom Features*

- Custom-built Master Shower with shelves and optional bench
- Designer Soaker Tub in Master
- Undermount Porcelain Sinks in bathrooms
- Elongated toilet bowls

### *Flooring*

- Wood-look Tile Flooring Throughout the main living and all wet areas
- Carpet in Bedrooms and Closets

### *Electronics and Security*

- 5 Media Drops
- Smart Touchscreen alarm keypad
- Smoke & Carbon Monoxide Detectors integrated into the alarm system

### *Lighting*

- Designer Lighting Choices
- LED Flush Mounts throughout the home
- Vented lights in all bathrooms (Vented to exterior)

### *Kitchen and Appliances*

- Granite Countertops & a Quartz option
- Stainless Steel Appliances
- Stainless Steel Undermount Bow Front Sink in the kitchen

### *Fixtures*

- Delta Plumbing Fixtures

## EXTERIOR

### *Foundation and Concrete*

- Engineered Footing and Stem Foundation –with reinforcement package and tornado bolts
- 3000 PSI concrete
- Reinforced patios, sidewalks, and Driveway

### *Water System and Plumbing*

- Pro-poly water system- Pex Pipe

### *Construction and Walls*

- Walls at 16" on center
- Weatherproof Exterior Sheathing (Exterior Sheathing: water and vapor proof)
- 2 paint or stain choices - Sherwin Williams

### *Roof and Decking*

- Foil Back Decking (solar board)
- High-Definition Shingles

### *Landscaping and Exterior Features*

- Zoned Sprinkler System
- Gutters along A/C, and flowerbeds
- Designed Flower Beds and Sod
- Covered back patio

### *Garage*

- 3-car garage
- 1 Garage Door Motor with Opener and App

### *Lighting*

- Carriage, Up and or Down lighting per plan