

Included Features

on your new Marrano Home in
Glenbrooke



When it comes to new home design, Marrano doesn't just set the standards, we raise them to a level unmatched by any other builder. On top of an exceptional list of standard features - and the peace of mind that comes from building with the area's #1 home builder - Marrano offers you a combination of extra amenities and services you can't get anywhere else. These include:

- ✦ Interior design selection service
- ✦ The exclusive Marrano Design Center - a 3,000 square foot, state-of-the-art showroom offering one stop convenience for your interior and exterior selections
- ✦ Full-time customer coordinator
- ✦ Help in qualifying for a mortgage and bank financing services
- ✦ Exclusive safe and sold program to help you sell your existing home, now with staging expert services free of charge
- ✦ 24 hour emergency service
- ✦ Peace of Mind Warranty and Service Program with warranties for specific items over and above the industry norm
- ✦ Home electronic services - Experiences professionals are available for consultation on home theater, alarm systems, video surveillance and more



Glenbrooke A, Glenbrooke B & Glenbrooke C

INTERIOR FEATURES

- MDF 3" baseboard, 2-1/4" Casing on doors and Windows
- Oak Stair rails with choice of stain and white balusters (loft option only)
- 6-panel wood grain hollow core interior doors with choice of brushed nickel, antique bronze or black hardware
- Shaw Cabana Bay carpet with 6lb pad
- Luxury vinyl plank (LVP) floors in kitchen, dinette, foyer and powder room
- Luxury vinyl tile (LTV) floors in baths and laundry
- Sherwin Williams interior low shine paint with choice of 3 out of 6 light colors and white semi-gloss trim
- Smooth painted ceiling (except garage)
- Lighting fixture allowance \$1,500
- LED recessed lights in hallways and walk in closets
- All bedrooms have ceiling lights (fixtures are not included)
- (2) telephone outlets and (2) cable TV outlets
- 8' ceilings on first floor and 8' ceiling on second floor
- 90% efficient, gas forced air furnace
- HONEYWELL® F100 media air cleaner
- **Dust Free** active air purifier including ionic oxidation, negative ionization, and UV-C light
- HONEYWELL® set-back digital thermostat
- Tankless hot water Heater
- Central air conditioning
- Smoke and Carbon Monoxide detectors hard wired with battery back-up per code
- 1750 GPH submersible sump pump in basement
- Choice of gas or electric line for range and dryer
- Single bowl laundry tray and laundry hook-ups
- Ventilated, vinyl coated wire shelving in all closets
- 200 amp electrical service
- All electrical circuits - arc fault
- All major appliances on dedicated circuits (GFI)
- Halo Drain in lieu of overflow pan

KITCHEN / BATH FEATURES

- GROHE Kitchen faucet
- AMERICAN STANDARD bathroom faucets
- AMERICAN STANDARD toilets – white
- Double bowl 18g under-mount stainless steel sink
- AMERICAN STANDARD white under-mount sinks in bath
- WHIRLPOOL dishwasher/ WHIRLPOOL microwave with direct vent exhaust. Choice of black or white
- Granite countertops in kitchen & baths
- 30" Maple recessed square flat-panel standard overlay cabinetry in kitchen and baths with choice of stain and hardware
- Soft close, adjustable, concealed hinges at all cabinets
- Chrome or satin nickel 24" towel bar and toilet paper holders in all baths
- STERLING tub/shower units - white
- 1 LED recessed light in tube/shower area
- BROAN bath fans in all bathrooms
- Individual shut off valves at each sink
- Framed Mirrors - 1 per vanity sink offered in silver, rub oiled bronze & white
- Garbage disposal
- Waterline to Refrigerator included

EXTERIOR FEATURES

- White vinyl double-hung windows and sliding patio door, with screens and integrated grilles on front elevation, per plan
- THERMA TRU smooth (paint Grade) fiberglass insulated front door
- Glass block basement windows - (1 Vented)
- 1 BOWMAN KEMP Egress escape window in basement
- Low maintenance D4 vinyl siding in choice of colors
- PVC exterior trim
- Low maintenance vinyl soffit and aluminum wrapped fascia
- 7/16" OSB exterior sheathing
- Exterior house wrap
- Aluminum gutters and downspouts
- Entire garage dry walled and taped with one coat of mud
- 30 - year architectural roof shingles with ridge vent
- 3/4" subfloor, tongue & groove - glued, nailed and screwed
- Insulation – 12" ceilings (R-49); 3-1/2" sidewalls (R-13) with 2 mil poly wrap 6" basement (R-19)
- All windows and doors to be foamed sealed
- Rim Joist is spray foamed
- 8ft poured concrete basement walls with Form-A-Drain foundation surround and foundation water barrier
- Exterior GFI outlets - (1) front, (1) rear
- Exterior frost free hose bibs - (1) front, (1) rear
- Deadbolt locks on exterior doors
- LIFTMASTER garage door opener w/ (2) remotes and exterior key pad
- Ring video front door bell
- Blacktop driveway
- Sprinkler system for front, rear, and side yards
- Sodded front, sides and seeded rear yard
- Landscaping package