

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

INTERIOR FEATURES

- White painted MDF trim
- 6-panel white hardboard doors throughout
- SHAW RIDE IT OUT carpet with Royale Bonded pad, 1 color throughout
- Hardwood Floors in kitchen, dinette and foyer
- ARMSTRONG INITIATOR Series Sheet Vinyl floors in baths
- 8' ceilings at basement
- 8' ceilings on first floor
- 8' ceilings on second floor (optional)
- 90% efficient, gas forced air furnace - sealed ductwork
- 40-gallon hot water heater - choice of Direct Power Vent -or- Tankless
- Customer selected light fixture allowance
- Painted ceilings (except garage)
- (2) telephone outlets
- (2) cable TV outlets
- Smoke detector warning device – 1st floor, upper hall, all bedrooms, and basement
- 3 of 6 basic allowance interior paint colors
- Carbon monoxide detector
- Garage door opener
- Raised Cold Air Returns for future air conditioning
- HONEYWELL® set-back digital thermostat
- 1750 GPH submersible sump pump in basement
- Basement lights on one switch
- Choice of Electric / Gas line for range and dryer (1) each
- Single bowl laundry tray and laundry hook-ups
- Ventilated, vinyl-coated wire shelving in all closets
- Metal transitions at sheet vinyl areas
- All windows and doors to be foam sealed
- Box joists 1st & 2nd floor spray foam sealed
- All electrical circuits - Arch Fault
- All major appliances on dedicated circuits (GFI)

KITCHEN / BATH FEATURES

- AMERICAN STANDARD faucets
- AMERICAN STANDARD water closets – white
- AMERICAN STANDARD Colony kitchen sink – Drop-in stainless steel
- AMERICAN STANDARD Aqualyn sinks in bath – white
- WHIRLPOOL dishwasher
- Granite countertops in kitchen
- HOMECREST cabinets – Oak, hickory or maple, recessed square or arched panel, choice of hardware
- Wood dovetail drawers with soft close hinges at all cabinets
- Ducted range hood with light – choice of colors
- Pro-Flo Chrome towel bars and paper holders in all bathrooms
- AMERICAN STANDARD Aquatic A² tub/shower unit – white
- BROAN bath fans in all bathrooms
- FLOWGUARD GOLD® Pipe and Fittings with individual shut-off valves
- Framed Mirrors - 1 per vanity sink
- WILSON ART laminated counter tops at bathrooms

EXTERIOR FEATURES

- PELLA Low E vinyl white double-hung windows with screens and sliding patio door with screen (per plan)
- Between-the-Glass inserts – front windows
- THERMA TRU Smooth Fiberglass Front Entry Door
- Glass block basement windows – (1 vented)
- Maintenance-free vinyl siding, Double 4 or Dutch Lap style
- Maintenance-free vinyl soffits system
- Exterior house wrap
- Aluminum gutters and downspouts
- Entire garage drywalled and taped
- 30-Year Architectural roof shingles
- Ridge Vents at Roof
- 3/4" subfloor, Tongue & Groove – glued, nailed and screwed
- Insulation – 12" ceilings (R-49); 3-5/8 sidewalls (R-49) with 2 mil poly wrap 6" basement (R-19)
- Exterior GFI outlets – (1) front, (1) rear - foam sealed
- Exterior water faucet – (2)
- Blacktop driveway
- 2-car garage
- Exterior and interior hardware – SCHLAGE PLYMOUTH
- Deadbolt locks on exterior doors
- 7/16" OSB exterior sheathing
- Foundation Water Barrier
- 200 amp service
- Sprinkler system for front, rear, and side yards
- Sodded front, sides and seeded rear yard
- PVC Exterior trim
- SKYBELL video front door bell
- BOWMAN KEMP escape well window