

1123 Brynwood Court

Main Level

- All nine foot ceilings minimum
- Large travertine foyer
- Main level master suite
- Dining room with wood flooring
- Guest bedroom with ¾ bath
- Living room with ten foot ceiling and wood flooring
- Remote control electric fireplace with stone and slate hearth
- Three car garage with two automatic door openers
- 12'x18' deck with stairs to lower patio area

Kitchen/Breakfast

- Wood flooring
- Granite countertops with granite/slate backsplash
- Stainless steel Energy Star® appliances including refrigerator, range, dishwasher, microwave
- Large island with raised granite bar top

Master Suite

- Large bedroom with paddle fan
- Five foot tile shower with Delta pressure control valve faucet
- Frameless glass shower enclosure
- Double vanities with solid surface tops with upper cabinet between
- Walk-in closet
- Separate stool area with cabinet above

Lower Level

- Bedroom three
 - Door to bath Jack n' Jill bath with tile shower with shower door
- Bedroom four
 - Walk-in closet
- Jack n' Jill bath between bedrooms 3 and 4

Ezell- Morgan

CONSTRUCTION, INC.



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- Double vanity
- Tile shower with shower door
- Cabinet over stool
- Bedroom five
 - Private bath with tile tub/shower
 - Walk-in closet
- Large family room
 - Wet bar
 - Pella slider access to rear patio area
- Four storage areas

Mechanical

- Energy Star® certified Home
- Super energy efficiency package that saves \$1900/year over standard construction
- 86% efficient Heat Recovery Ventilator
- 3-stage heat/2-stage cool geothermal heat pump
- Automatic humidifier
- All the above systems controlled through one touch-screen thermostat
- 100% fluorescent lighting throughout
- 50 gallon high-efficiency electric water heater

Other

- Lot backs up to walking trail and city park area
- Extensive natural stone landscaping in rear yard
- Sprinkler system
- Tall fescue sod