

BELLA GROVE  
HOLLINGSWORTH PARK  
—VERDAE—



## Garrison

### Elevation A

An Original Home Plan By Milestone Custom Homes

#### Home Details

3 Bedrooms, 3 Baths, Approximately +/- 2931 SF



BELLA GROVE  
HOLLINGSWORTH PARK  
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## Garrison

**Elevation B**

An Original Home Plan By Milestone Custom Homes

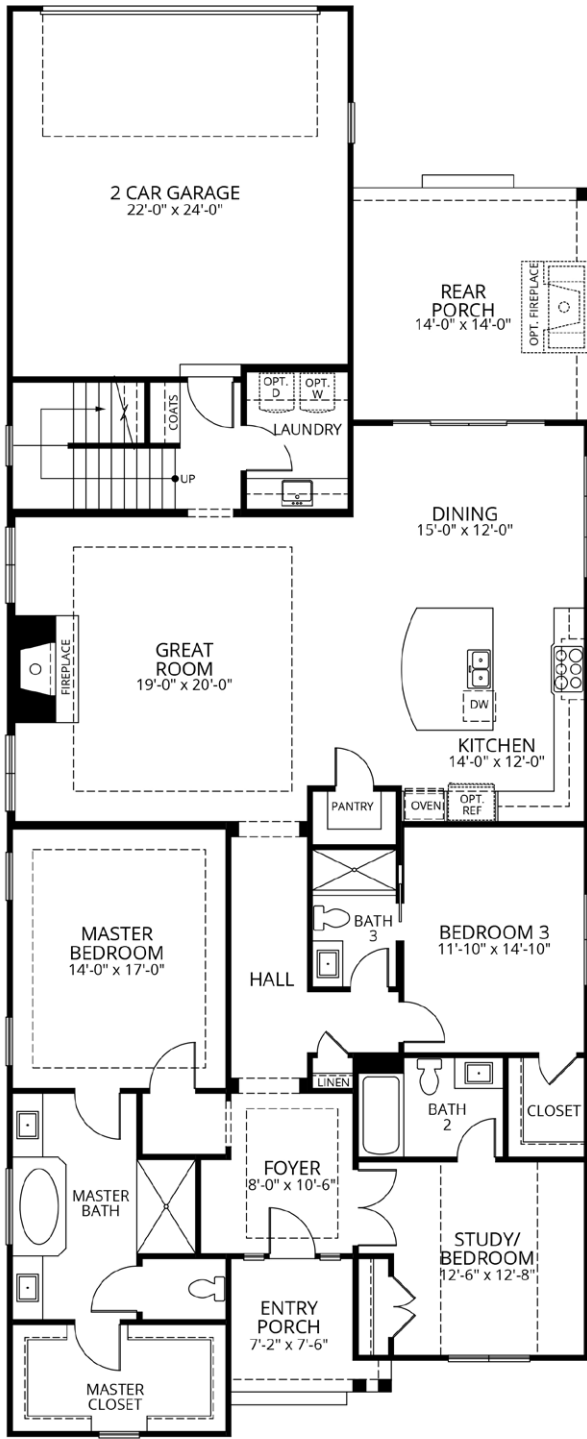
**Home Details**

3 Bedrooms, 3 Baths, Approximately +/- 2860 SF

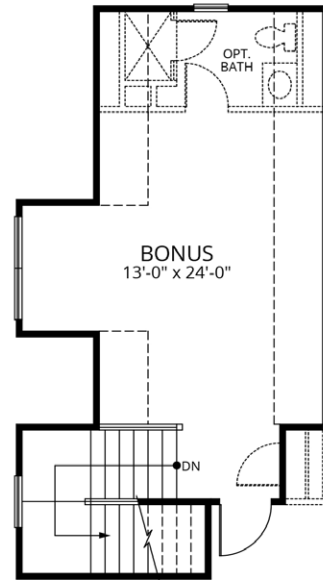
# Garrison

## Elevation A & B Floor Plan

An Original Home Plan By Milestone Custom Homes



FIRST FLOOR



First Floor: 10' Ceiling Height  
 Second Floor: 9' Ceiling Height

Home renderings are for illustration purposes and may not represent final construction detail. Room measurements noted in the floor plan are approximate.

Optional features and other home upgrades are available. Please contact Milestone Custom Homes for more information at (864) 289-0102.



**MILESTONE**  
 — CUSTOM HOMES —

# Garrison

## Elevation A & B Quality Construction Features

By Milestone Custom Homes

### Interior Finishes

#### Flooring

- Engineered prefinished hardwood flooring on main floor including master bedroom - numerous colors & style options
- Tile flooring in all baths, laundry & utility areas
- Carpet in secondary bedrooms, bonus room and closets
- Curbless walk in master shower

#### Plumbing

- MOEN® or KOHLER® fixtures, lifetime finish
- Showerhead & handheld for master shower
- Deep bowl under mount sink in kitchen
- All other sinks, under mount KOHLER® enameled porcelain
- Gas hot water heater
- Emergency water shut off valve for whole house water shut off of the water supply - installed in an easily accessible area from inside the home
- Dedicated shut off for all exterior hose bibs to prevent freezing in the winter

#### Appliances – Energy Star Certified

Professional Stainless Steel Series Appliances, Your Brand Choice

- Gas cooktop
- Microwave
- Double ovens
- Refrigerator

#### Cabinets

- Cabinet Features:
  - Staggered heights & depths to create visual interest & maximize storage
  - Crown molding
  - Dovetail drawers
  - Soft close drawers
  - Multiple door styles
  - Cabinet pulls
  - Canopy style decorative hood with built in exhaust system which vents to the exterior of the home
  - Multiple paint & stain color options
  - Tile backsplash in kitchen above countertops

#### Countertops

- Granite or solid surface countertops in kitchen & baths
- Generous countertop allowance

#### Interior Paint

- Sherwin Williams interior flat latex paint, Zero V.O.C. for a healthier environment

#### Insulation

- R-15 fiberglass batts in exterior walls, Green Guard
- R-22 in vaulted spaces
- R-40 blown in attic, Code is R-30
- All exterior penetrations are foam sealed for maximum energy conservation
- All exterior wall switches, receptacles and overhead recessed can lights are caulked to the sheetrock behind the trim plates for maximum energy conservation
- Optional whole house foam insulation available upon request

#### Ceilings

- 10' ceilings on main floor, 9' on second floor if applicable

#### Closets

- California style melamine closet system in master closet with some doors & drawers
- California style melamine shelving & hanging areas in secondary closets

#### Lighting

- Generous light fixture allowance
- Overhead light fixtures/fans in all bedrooms or owner choice
- Decorative chandeliers & wall sconces in key areas
- Exterior power receptacles at all exterior door locations on porches
- Electrical plan included

#### Doors, Interior

- 8' solid core doors throughout home

#### Walls / Trim

- Bullnose drywall corners throughout with smooth finish drywall
- Cove crown molding throughout
- Cased doors and windows
- 7-1/4" decorative speed base throughout
- All molding is paint grade

#### Interior Stairs to Bonus Room

- Custom stairs with oak treads and a stained finish with painted risers and skirt board



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## Elevation A & B Quality Construction Features

By Milestone Custom Homes

### Energy Saving / Environmental Features

- Energy Star® Certified
- Low maintenance exteriors
- 92% efficiency gas furnace
- 14.5 SEER air conditioning
- Efficient programmable Wi-Fi enabled thermostat(s)
- Separate "zone" control for the master bed suite, main house & the bonus room - providing maximum comfort
- Efficient low "E" maintenance free windows
- Direct vent gas fireplace w/ logs
- Water saving plumbing fixtures and toilets
- Insulated garage doors
- Panasonic WhisperGreen ultra-quiet exhaust bathroom fans
- Properly installed "intelligent" home wrap - WeatherSmart brand by Fortifiber, this product controls humidity and vapor transmission through the exterior wall cavity

### Equipment Features

- 200 amp electrical service with labeled breaker panel, circuits are not maximized to avoid "tripping" circuits
- Structured wiring system including prewire for speakers & home automation
- Interconnected electrical smoke detectors
- Carbon monoxide detector(s)
- Overhead exhaust hood or microwave, dryer and all quiet bath fans vented to exterior of home
- Gas furnace 92% efficiency

### Exterior Finishes

#### Exterior Finishes, Determined Per Plan

- Hardiplank fiber cement siding, per plan
- Brick, locally sourced, per plan
- Thin cut natural stone, per plan

### Windows

- Low "E", energy efficient maintenance free windows throughout home
- Simulated divided lite grids (SDL) on front, street facing windows

### Doors, Exterior

- Front door stained or painted
- Garage doors – courtyard style insulated steel doors

### Foundation

- Raised slab foundations with brick or stone, foundation for no more than 2' of fall in building site - Greater than 2' is additional expense depending on lot conditions

### Framing

- All framing to comply with Energy Star® requirements
- Wall framing: 2x4 studs 16" OC
- OSB wall sheathing
- House wrap: Properly installed "intelligent" home wrap, WeatherSmart brand - product controls humidity & vapor transmission through the exterior wall cavity
- Engineered floor systems for second floors (where applicable)
- Structural floor sheathing to be 3/4" Advantech, tongue & groove, glued and screwed in place to minimize the possibility of floor squeaks - with a lifetime manufacturer's warranty, unless home is built on a slab foundation
- Roof framing to be engineered roof trusses or field framed with dimensional lumber
- Roof sheathing to be tech shield radiant reflective roof sheathing or equal for a more comfortable attic & maximum energy efficiency
- 30 year fiberglass architectural shingles

### Boxing / Exterior Trim

- Soffit: composite Hardi soffit
- Frieze: Miratec or similar
- Fascia: 2 piece Miratec or similar
- Crown: 1"x2" Miratec or similar

### Paint

- Sherwin Williams super paint exterior latex, 25-year manufacturer's warranty

### Landscaping

- Pre-approved package per home plan
- Fully sodded front, side and rear yards
- Full irrigation system
- Plant package
- Double ground dyed mulch

### Site Improvements

- Building permits
- All necessary utility permits
- Survey & erosion control
- Excavation, trucking, backfill & grading
- Drive & garage stone for easy jobsite access during periods of rain
- Water & sewer connections

### General

- 5" Seamless Aluminum Gutters and 4" downspouts
- (2) exterior hose bibs
- Installed passive radon venting system

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## Elevation A & B Quality Construction Features

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### **Additional Benefits**

- *Architectural services included*
- *Professional designer - One of our licensed and accredited designers will be assigned to assist you throughout the process with every selection in your home to make sure everything is in harmony and budget.*
- *Professional interior cleaning & construction site cleanup throughout the entire construction process to maintain a very clean jobsite at all times*
- *In-house customer service & warranty department - exceptional service after the sale*
- *2 year home warranty*
- *Milestone provides a licensed builder managing your home construction on a daily basis.*

### **Special Services**

- *Milestone is open to developing solutions from customer ideas.*
- *In the event that specialty requirements or accommodations are needed, Milestone can make it happen.*

## CUSTOM & PRE-DESIGNED HOME PLAN OPTIONS

Bella Grove is a 30-acre traditional neighborhood development located within Hollingsworth Park. A single-level living community, homes in Bella Grove are a maximum height of 1.5 stories and have the main living space on one level, with optional bonus/office/bedroom upstairs.

### **Custom Design/Build and Pre-Designed Home Plan Options are Available within Bella Grove.**

All Pre-Designed plans have been pre-approved by the Hollingsworth Park Architectural Control Committee (HPACC) and are ready for construction. Custom designs must be reviewed and approved by the HPACC before construction may begin. A home plan reservation form must be submitted to Verdae by the purchaser/owner for review. Final plan approval will be provided in writing by Verdae to the purchaser and to the builder as confirmation that the selection has been completed. This process ensures that an identical home plan cannot be constructed within two lots (to the left or right) or directly across the street from an approved home site. Plan selections will be approved on a first-come basis, and may be reserved as early as the time of lot contract.

All approved home plans are reviewed periodically by the HPACC and may be retired without notice. Additionally, new pre-approved plans—in keeping with defined design guidelines for Bella Grove—may be incorporated during the neighborhood's construction phase.

**For questions about home pricing or the home plan selection process,  
please contact the Verdae Sales Office at 864-329-8383.**