

Amenities List/ Viewing Reference

- Items are included in every house unless noted otherwise
- This list is an effective guide (for Realtors and Customers) when touring any Bramante Home

Outside

- Landscaping – Custom hydroseed blend (tall fescue and bluegrass), generous mulch beds with mature plants and trees
- House placement – Great attention is given to scale and elevation when placing homes – Many equipment hours are invested to ensure Bramante Homes fit perfectly
- Driveway and sidewalk – broomed concrete
- Yard lamp – Jefferson series 9' fluted aluminum post with energy efficient high pressure sodium bulb
- Deck – pressure treated frame, deck boards and railing are standard – many homes feature upgraded composite deck boards and vinyl railing systems
- Porch/es – composite trim, composite deck boards and vinyl railing for long life and zero maintenance. Ceiling is painted exterior grade drywall with recessed lighting
- Screened porch includes same details as porch (above) then adds an all vinyl screen system and a ceiling fan (*some homes include whole house audio speakers)
- Façade – Architectural features include a mix of stone, brick, decorative brick, arched and curved windows, dormers, boxed bays, angle bays, porches, decorative columns and arches, copper accents, decorative eaves, and recessed accent lighting to create the unique beauty of a Bramante home.
- Brick – most homes feature a partial brick façade
- Siding – James Hardie brand prefinished composite siding – This hefty siding won't attract dust or blow off like vinyl
- Exterior trim – James Hardie brand and Miratec brand composite corner boards, soffit, fascia, frieze, skirt and water table – While composite siding is more prevalent today, most exterior trim is still wood, vinyl and/or metal. Demand 100% composite for unsurpassed durability.
- Roof – Thirty year warranty architectural shingles (*some homes upgrade to forty or fifty year roof warranty)
- Windows – MW brand windows - all vinyl offers greatest durability, low emissivity protects your belongings from the sun, double hung for ease of operation and cleaning.
- Front door – fiberglass dent resistant door with rich gel-stain finish to simulate real wood

Inside

Main Entry, Dining room and Living room

- Bramante trademark; Artisan hand-finished red oak hardwood floors with walnut inlay and natural finish
- Decorative accents appreciated from entry include decorative columns, arched entryways and natural finished wood doors
- Main staircase is handcrafted - features natural finished red oak stair treads and handrail with painted pickets, risers, skirt board and scribe molding
- Bramante's traditional designs preserve formal living spaces located off the main entry foyer, though today's lifestyle demands flexibility in the use of the living room – French doors, *closets & phone/tv wiring allow use as living room, bedroom, office, study or library.
- Ceilings – many homes have a 2 story entry foyer that provides a lot of natural light
- Lighting – elegant fixtures by Minka Lavery are used in the Dining room and Entry Foyer. Recessed lights are used wherever possible for crisp light with out the appearance of a fixture
- Trim details (shared throughout house);
 - Door profile – Bramante trademark beaded arch-top 2 panel doors
 - 10 ½" crown molding
 - Chair rail with backer
 - Shadow box style wainscot
 - 5 ½" baseboard

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- 3 ½” door casing
- 3 ½” window casing plus window stool
- Paint details (shared throughout house) – three-tone;
 - Ceilings - flat white
 - Walls – flat khaki
 - Trim – semi-gloss white
- *Some dining rooms feature whole house audio speakers

Family Room/ Great Room/ Hearth Room (name varies by plan)

- Artisan hardwood floor
- Ceiling – varying designs include tall 2-story, cathedral, tray, or coffered
- Many homes include decorative arched windows
- Fireplace – oversized 45”, direct vent with thermostatically controlled fan for optimal heat distribution
- Fireplace surrounds;
 - Most homes include a stunning 2-tier hand-crafted surround with slate tile hearth
 - *Some homes boast a 19’ cultured stone chimney with raised hearth stone and stone mantle
 - *Our finest homes feature a stain-grade cherry surround flanked with custom built-in cabinets
- Audio/Visual – all homes are pre-wired for 7.1 surround sound and can be trimmed at your command
 - consideration has been made for television and A/V equipment next to the fireplace, though additional provisions have been made for the option to hang a flat panel television over the fireplace.
- Ceiling fan takes advantage of spring and autumn energy saving weather
- Sound insulation – you can’t see it now, but bedrooms and bathrooms adjacent to common areas are insulated before drywall to reduce sound transmission
- *Some plans feature accent lighting in the tray ceiling

Kitchen

- Large kitchens, open layouts, modern conveniences, and well planned workspaces integrate to create dream kitchens.
- Artisan hardwood floor
- KraftMaid brand cherry cabinets with crown molding and light rail – Ornate design and layout turns everyday cabinets into breakfront furniture
- Granite countertops (Ubatuba species/color) with bullnose edge detail. Many homes offer intricately designed island or bar tops
- Backsplash – white porcelain tile with decorative accents to complete the elegant and easy-to-clean kitchen
- Appliances;
 - Kenmore brand stainless steel dishwasher, oven, and microwave/hood combination are the minimum standard
 - *Some homes feature Kenmore Elite or Kenmore Pro series appliances. Varying designs combine convection double oven, slide in gas cook-top and an outside vented hood for the aspiring chef.
- Lighting;
 - Pendant light/s by Minka Lavery
 - Low-voltage under-cabinet and over-cabinet fixtures offer event/mood lighting
 - Recessed lights illuminate workspaces
- Sink/Faucet – large 2-compartment, under-mount, 18 gauge stainless steel sink with single-stem, pull-out sprayer stainless steel faucet
- *Some plans add; whole house audio speakers, accent lighting under bar-top, countertop in pantry for easy grocery unloading, toe-kick vac-pan integrated into central vacuum system (simply kick open and sweep your mess away)

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Garage Entry

- Mudroom with “drop-zone” includes custom built-ins with cubbies for shoes and bags, coat hooks, seat and mirror
- Connects to laundry room; complete with KraftMaid brand white cabinets, utility sink, folding table and shelf/rod for detergent/hanging clothes
- Artisan hardwood floor

Master Suite

Master Bedroom

- Oversized bedroom with ample space for a large bedroom set and separate seating area
- Ceiling fan/light combination
- Switched receptacle at every receptacle (half of every receptacle is always “hot” and the other half is switched – this way you can have a switched lamp at any receptacle)
- Telephone jack on bed wall and telephone/cable combo on adjacent wall (RG5 & Cat5 wire)
- *Private deck/porch access
- *Artisan hardwood floor
- *Whole house audio speakers
- *Tray or cathedral ceiling

Master Bathroom

- Elegant porcelain tile floor with complementary tile tub surround
- 6’ garden jetted tub
- KraftMaid brand Maple cabinets with cherry finish
- Granite countertop (Ubatuba color/species) with 2 white porcelain under-mount vanity sinks
- Widespread 8” Victorian style brushed nickel vanity faucets by Delta
- Picture-framed vanity mirrors
- Ideal lighting is provided with two recessed lights and two decorative Minka Lavery wall sconces at vanities
- Private toilet room has elongated toilet and quiet operation exhaust fan
- *Some bathrooms feature a cathedral ceiling with arch and columns over tub
- Shower;
 - Most homes feature a 4’ (min.) fiberglass shower enclosure with shower door
 - Quiet operation exhaust fan for steam
 - *Our finest homes feature all tile shower enclosures with built-in shelves and benches, in-laid tile patterns, dual shower heads, glass block walls and clear glass doors to appreciate the craftsmanship

Master Closet

- Conveniently located close to the laundry room
- Oversized closet uses wire shelving with easy slide rods – includes single and double hang rods, shelf over rod and stacked shelving.
- *Our finest homes feature custom built-in cabinetry, shelves and rods complete with bench, crown molding and baseboard

Powder room - features Artisan hardwood floor, pedestal sink with Victorian style chrome Delta faucet, and elongated toilet (mirror not included)

Additional bathrooms include porcelain tile floor, KraftMaid brand cabinets with cultured marble top (integral sink), Victorian style chrome Delta faucet, 5’ tub/shower combination and elongated toilet

Additional bedrooms are all oversized and include large closets. Floors are dense tall plush carpet over 6lb pad. Bedrooms include switched receptacles (as defined in master bedroom), ceiling fan/light combo, telephone jack on bed wall and telephone/cable combo on adjacent wall (RG5 & Cat5 wire)

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All homes include either a finished bonus room over the garage or a finished recreation room on the terrace level

*Many 2 story homes include a convenient second laundry room for use by guests, children, parents or owners changing linens

Garage

- Completely trimmed and painted including baseboard, casing on doors and windows and steps into house
- Wayne Dalton 9100 series garage door/s – pinch-proof design – foam-core construction with R8 insulation value
- Wayne Dalton I-Drive garage door operator – virtually silent – programmable; convenience light, delayed shut for easy walk-out (no jumping over sensor), pet door feature opens door just high enough for pets to get out
- Wayne Dalton keyless entry keypad
- Floor drain
- Entrance threshold weather barrier – the garage door meets the floor in a recessed niche – this prevents wind driven rain from blowing into your garage

Crawl spaces are conditioned for improved energy efficiency and reduced moisture levels. Perimeter walls are waterproofed and insulated. (details available upon request)

Basements;

- Exterior walls are block and are sealed both inside and out
- All exterior walls are insulated and the basement is conditioned. This provides great flexibility for future finishing.
- Most homes have 8' ceilings in the basement but some upgrade to 9'
- French drains wrap the perimeter of the house
- All basements are walk-out and include as many full-size windows as possible. It's hard to tell you're in a basement
- Doors – considerations are made for the future use of the basement and 2 large doors are always included; a 6' double door for lawn tractor/ storage/ workshop accessibility, and a 6' all glass patio door for future finished area access.
- Bathroom rough-in

Other;

- All homes have 400 amp electric service
- All HVAC systems have 13 SEER (efficiency rating) heat pumps with electric backup (ask about our study on system design and efficiency)
- Most homes have 2-zone HVAC systems – larger homes have more zones
- All homes include a central humidifier – to protect both the woodwork in your home and your respiratory system in dryer months
- Homes include either one 80 gallon electric water heater or two 40 gallon electric water heaters
- *Select homes include a central vacuum system – complete with toe-kick vac-pan in kitchen
- *Select homes include a security system – first year of monitoring is included
- *Select homes include a whole house audio system – wiring, hardware and speakers in up to six rooms – you provide music source/s and listen to it from any/all of the rooms

* indicates items available in some models but not all

- homes may vary slightly from this list