



YOUR **Dream** OUR **Reality**...*Welcome Home!*



## The Bedford

Standard Features Include:

- Up to 3,868 sq.ft. livable space
- 2,530 sq.ft. finished on main & second floor
- 1,338 sq.ft. unfinished in basement
- 4 bedrooms finished
- 2 unfinished bedrooms
- 9' ceilings
- 3 car garage
- Beveled edge wall corners
- Custom walk in tile shower
- Custom designed & built cabinets
- Mud room lockers
- Casement windows
- Central air
- Garage floor drain



Get Started Today!  
Call **701.277.9797**



## The Bedford

### STANDARD INTERIOR FEATURES:

- 9' Ceilings on the main level
- 4 finished bedrooms
- 2 unfinished bedrooms
- 1 unfinished bathroom
- Large walk in closet in master bedroom
- Knockdown ceiling texture
- Orange peel Walls
- Beveled edge wall corners
- Recessed lighting, lighting package
- Cat 5 & Cable TV wiring
- Brushed nickel plumbing fixtures
- Schlage brushed nickel Georgian style locksets
- Garbage disposal
- Custom walk in tile shower
- 5' fiberglass tub/shower unit in main bathroom
- Central Air
- 92% efficient gas forced air furnace
- Integrated humidity control system
- Automatic sewer backup valve
- R19 Insulation on exterior walls
- R50 attic insulation
- Spray foam sealing & insulation on exterior rim of entire house
- 85 gallon electric water heater
- Fireplace with mantel

### STANDARD EXTERIOR FEATURES:

- 3 car garage
- Garage floor drain
- Laminated shingles
- 8' Insulated garage door
- Wood pillars on porch
- Casement windows
- Vinyl siding
- Concrete front steps
- Exterior concrete is 4000 psi
- Garage ceiling is sheet rocked
- Seamless gutters
- 2 garage door opener
- Service door in garage with 4x4 entry slab
- Metal soffit and fascia
- Yard to rough grade
- Paneled front door
- Covered front porch
- Lower level egress windows
- Double front door sidelights
- Wood timber window wells

### STANDARD WOOD & CABINET FEATURES:

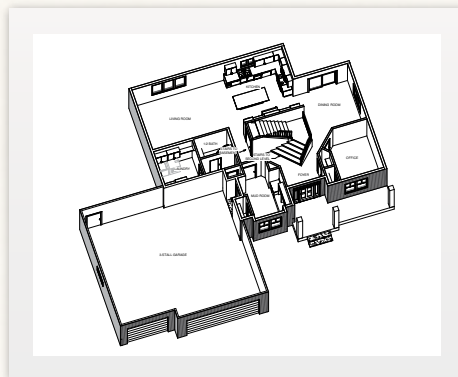
- Custom designed cabinets
- Gourmet kitchen
- Kitchen Island
- Walk in pantry
- Built in linen in master bathroom
- Built in lockers in mud room
- 4 1/4" Mission baseboard
- 2 1/4" Mission Casing
- Sliding glass patio door
- Wood extension jambs

### STANDARD ALLOWANCES

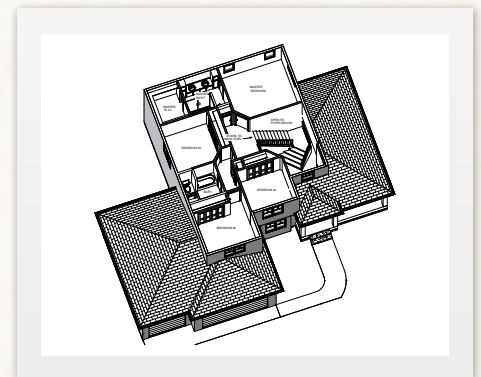
- Lighting allowance of \$1,200
- Flooring allowance of \$12,500

### LOWER LEVEL

- Oversized lower level family room, 2 bedrooms, bath and utility are ready for future expansion



MAIN LEVEL



SECOND LEVEL

Get Started Today!  
Call **701.277.9797**

\*Items subject to change without notice