



The Bedford

Estate Series

- **2,365 Square Feet**
- **3 Bedrooms**
- **2.5 Bathrooms**
- **Split Bedroom Plan**



Stylish Split Bedroom Floor Plan

- **9' Ceilings & Volume / Main Level**
- **9' Ceilings / Basement**
- **Luxury Vinyl Plank Flooring In:**
Foyer, Kitchen, Pantry, Dining Room, Breakfast Area, Garage Hall, Mudroom, Powder Room & Laundry Room
- **Ceramic Tile Flooring In:**
Primary Bath and Hall Bath
- **Formal Dining Room**
- **Spacious Great Room w/ Volume Ceiling**
- **Delightful Breakfast Area**
- **Lovely Kitchen Featuring:**
Large Granite Island
Granite Counter Tops w/ Blanco Sink
42" Raised Panel Maple Cabinets w/ Crown Molding, Soft Close Doors & Drawers
Walk-In Pantry
Recessed Lighting
- **Energy Star Appliances**
Radiant Cooktop & Range Hood
Refrigerator w/ Icemaker
Countertop Microwave
Dishwasher, Washer & Dryer
- **Beautiful Study / Main Level**
- **Wonderful Primary's Suite**
Large Walk-In Closet
- **Separate Laundry Room / Main Level**
- **Primary Bath**
Soaker Tub / Separate Shower
Granite Raised Height Double Bowl Vanity
Water Closet
- **Bedrooms 2 & 3 / Walk-In Closets**
- **Full Unfinished Basement w/ 2 Full Windows, Rough-In Plumbing, 1 Glass Patio Door**
- **Front Door Handle Set**
- **Painted Foundation**
- **Concrete Lead Walk**
- **2-Car Garage w/ Automatic Door Opener**
- **Upgraded Faucets**
- **Upgraded Flooring Package**
- **Upgraded Appliance Package**
- **Upgraded Lighting Package**
- **Upgraded Trim Package**
- **Upgraded Landscaping Package**
- **Energy Efficient Home**

Rendering is representative of home. Some options shown in image may not be included in base price.



BASE FIRST FLOOR

ROOM SIZES

- | | | | |
|------------------|----------------|-----------------|---------------|
| • Great Room | 18'8" x 18'6" | • Primary Suite | 14'0" x 16'0" |
| • Dining Room | 12'10" x 11'0" | • Bedroom 2 | 14'0" x 11'0" |
| • Kitchen | 11'8" x 14'8" | • Bedroom 3 | 14'0" x 11'0" |
| • Breakfast Area | 11'8" x 11'6" | • Laundry | 9'6" x 8'4" |
| • Pantry | 9'0" x 8'4" | | |

Actual product and specifications may vary in dimension or detail from these drawings. This insert is for illustrative purposes only and is not part of a legal contract. Window and door placement in basements subject to grade and site conditions.