

*Encore*  
OF SHELBY

Bouverie Ranch  
**FLOOR PLAN**



Opt. Second Floor

- ☑ 2,186 Square Feet
- ☑ 3 Bedrooms | 2.5 Baths
- ☑ Stunning features and detail throughout each home



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## DISTINCTIVE EXTERIORS

- Unique Exterior Designs by National Architect
- Decorative Window Grills at Front
- Elevations in White
- Brick and Stone Options Available with Builder Vendors
- Covered Front Porches Per Plan/Elevation
- Dimensional Architectural Shingles
- Attached 2 Car Garage with Paneled 16' x 7' Door
- Insulated Fire Rated Garage Entry
- Door with Dead Bolt
- Insulated Two Panel Front Door
- Two Electrical GFCI Outlets
- Two Water Spigots
- Screens on All Windows and Sliding Doors
- Insulated Egress Window in Basement
- Aluminum Gutters and Down Spouts in White
- Poured Concrete Front Walk and Steps
- Full 16' Width Concrete Driveway

## INTERIOR FEATURES

- Choice of Standard Single Color Throughout
- 9' First Floor Ceilings (Per Plan)
- 8' Second Floor Ceilings (Per Plan)
- LVT Flooring Kitchen, Nook, Laundry and Mud Hall
- Light Fixture Package in Brushed Nickel
- 12 Air Tight Interior Recess Cans Included
- Two Panel Square Top Interior Doors Painted
- Bi-Fold Closet Doors Decorative Arcadia Lever Door Knobs in Brushed Nickel
- RG-6 Cable in All Bedrooms and Great Room
- ½ Wall at Stairs with Painted Decorative Cap and Hand Rail
- Smoke and Carbon Detectors
- Decorative Trim Package with 3 ½" Base and 2 ½" Casing
- Drywall Garage Fire Wall
- Laundry Room with Standard Laundry Tub and LVT Flooring
- Standard Choice of Carpeting with 8lb Padding by Floors 4 Life

## LUXURIOUS BATHS

- Tiled Bathroom Floors and Shower Walls
- Elegant Chrome Faucets
- Elongated Toilets in White
- Double Sink Vanity in Owner Suite Bathroom
- 36" Tall Mirrors in All Baths
- White Acrylic Tub
- Enlarged Showers with Seats / Plan

## GOURMET KITCHENS

- Island with 12" Granite Overhang
- 36" Upper Cabinets Spacious Pantries Per Plan
- Standard Choices of Granite Kitchen Countertop and Island

- Under Mount Stainless Steel Sink Chrome Faucet
- Garbage Disposal
- Shaker and Paneled Cabinet Doors Included
- Soft Close Drawers

## STRUCTURAL / SYSTEM FEATURES

- Engineered I-Joist Floor System (Per Plan)
- 7'10" Poured Basement Walls
- Foundation Walls Poured 10" Thick
- Horizontal and Vertical Foundation Re-Bar Per Plan
- Complete Application of Damp Proofing Sealant
- Sub Base Used Under Basement Floor For Superior Drainage
- 150A Electrical Service
- Glued and Screwed Premium Weather Resistant Sub Floor
- PEX Quiet Water Distribution Water System
- Paul Anthony Homes Advantage 18 Month Comprehensive Warranty
- 50 Gallon Power Vent Water Heater
- Laundry Room and Kitchen Prepped for Gas or Electric Appliance
- Whole House Surge Protector

## EXCITING OPTIONAL FEATURES

### AVAILABLE

- HVAC Zoning Structured Wiring for Internet
- Home Audio with Wi-Fi Accessibility
- LED Decorative Lighting
- Fireplace Options in Great Room and Master Suites
- Outdoor Living and Patios
- Covered Rear Porches
- Upgraded Counter Top Options in Multiple Materials
- Custom Millwork Options
- Finished Basements
- Walk Out and Daylight Options
- 3 Car Garage Options
- Premium Elevation Options
- Customizable Floor Plan Revisions Customizable House Plans
- Off Site Builds on Clients Property
- Work/Home Solutions
- Luxury Plumbing Fixtures Available for Spa Like Bathrooms

## ENERGY SAVINGS FEATURES

- 96% High Efficiency Furnace
- 13 SEER Central Air Conditioning
- Programmable Thermostat
- Maintenance Free Low-E Energy Star Vinyl Windows in White
- Full Exterior House Wrap
- Energy Seal with Blower Door Test
- Ceiling Fan Prep in Master Bedroom and Great Room

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