

*Encore*  
OF SHELBY

**Bouverie Split Level**  
**FLOOR PLAN**



**First Floor**



**Second Floor**

- ☑ 3,127 Square Feet
- ☑ 4 Bedrooms | 3.5 Baths
- ☑ Stunning features and detail throughout each home



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Disclaimer: This is not intended to be and does not constitute an offer in any state or jurisdiction where prohibited by law. All prices are subject to change without notice. All features, dimensions and specifications are subject to change without notice. All maps are artist renderings, for relative location purposes only, and are not to scale.



## 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 ¼" Base and 2 ¼" 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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