

# Waddell Homes



*THE BERKSHIRE PT- Four Bedrooms, 4 1/2 Baths, Dining Room, Office, Family Room, Kitchen, Breakfast Room, Bonus Room, Balcony/Loft, Laundry Room, 3 Car Garage, Screened Porch*



*Lot 186 at Springfield-\$789,900*



## Features and Facts

- ❖ *Southern Living® Program House*
- ❖ *Energy Star® Certified House*
- ❖ *Sealed Crawlspace*
- ❖ *Hardwood - Foyer, Dining Room, Office, Family Room, Powder Room, Kitchen/Breakfast Room and Down Halls. Up Hall and Balcony/Loft*
- ❖ *Ceilings Heights Vary Due to Vaults and Trays - 10 Down and 9 Up*
- ❖ *Quality® Kitchen Cabinets, Vanities, Tops*
- ❖ *Master Bedroom Suite With Tray Ceiling with Rope Accent Lighting*
- ❖ *Schlage® exterior door locks w/handleset*
- ❖ *Finished 3 car garage with raised panel garage doors and ½ hp opener with 2 remotes and a keypad*
- ❖ *Master Bath Featuring Walk-in Closets, Two Vanities, Ceramic Tile Shower, Ceramic Tile Floor, Ceramic Platform for Tub, Ceramic Tile Floor in Full Baths*
- ❖ *Custom Drop Zone at Rear Entry and built-ins at fireplace*

- ❖ *Ceramic tile backsplash in kitchen*
- ❖ *Lennox® Gas, Split Heating and Air Systems; 13 Seer; Humidifier on Main Floor System*
- ❖ *Majestic® vented fireplace*
- ❖ *Composite Trim and Soffit System*
- ❖ *GE® Appliance Package*
- ❖ *Santa Cruz® 5/0 x 8/0 Double Hemlock Front Doors - Eight Light*
- ❖ *Peachtree® Vinyl Clad, Double Hung, Tilt Out Windows With Screens-Low E*
- ❖ *Laundry Room with Built In Sink*
- ❖ *Landscaping Plan Per Crescent & Springfield Covenant Requirements-see specifications*
- ❖ *Structured Wiring System for Phones and Cable - Comporium System*
- ❖ *3 Piece Crown and Chair Rail in Dining/Study with Picture Box Molding*
- ❖ *2 Piece Crown on Outer Master Bedroom Walls and 1 Piece in MBR Tray, Office, Breakfast/Kitchen*
- ❖ *3 ¼ inch casing and min. 7¼ inch base*
- ❖ *Plus much more - see specification sheets for additional features*

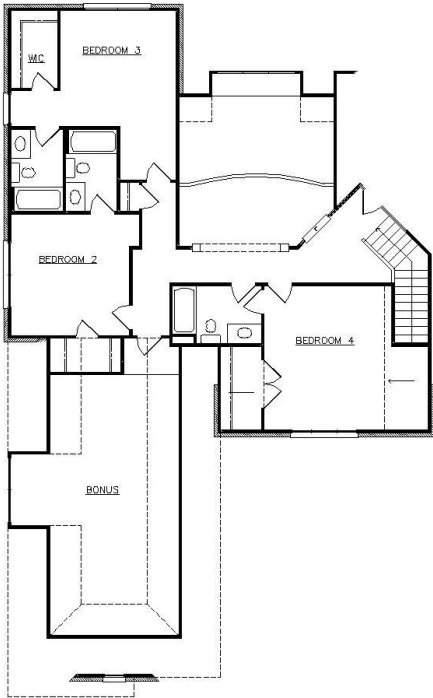
## WADDELL HOMES

2243 A Ebenezer Road Rock Hill, SC  
(803) 985-4160(Office) or 803-242-4295 (Cell)  
*-All prices subject to change without notice-*

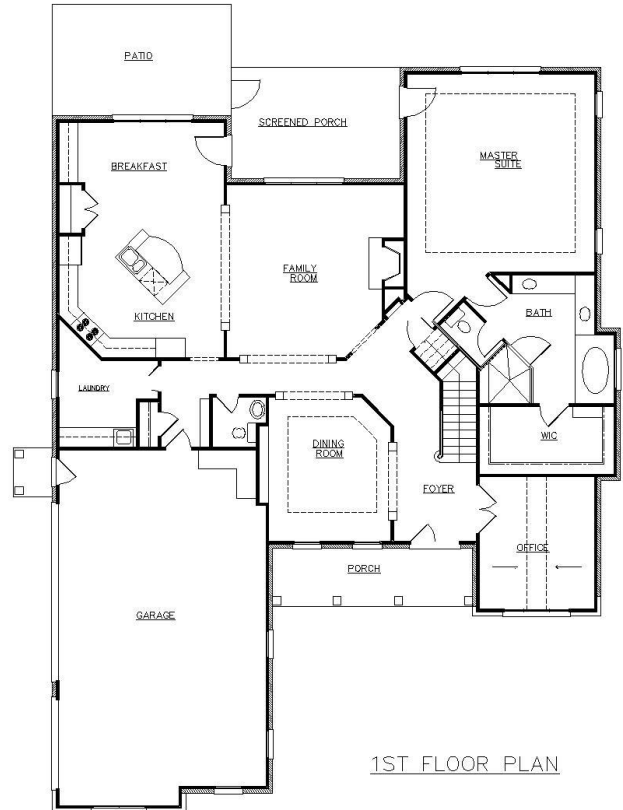
## Approximate SF:

<i>Heated Area</i>	<i>4156</i>	<i>Patio</i>	<i>212</i>
<i>Front Porch</i>	<i>124</i>	<i>Screen Porch</i>	<i>200</i>
<i>Garage Area</i>	<i>784</i>	<i>2/5/10</i>	

# Waddell Homes



2ND FLOOR PLAN



1ST FLOOR PLAN