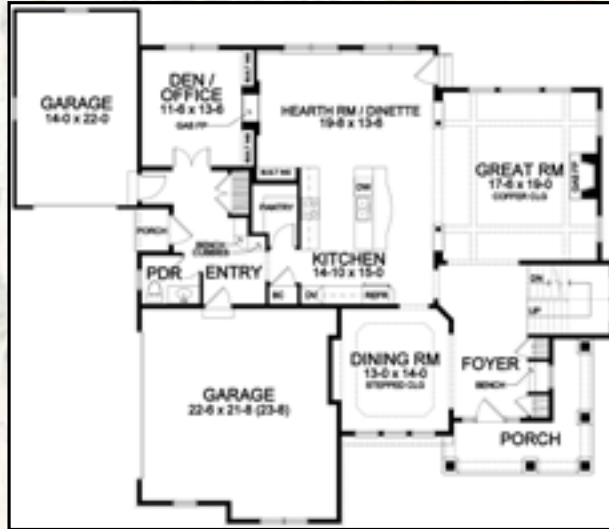


Building Traditions, Creating Memories

1st Floor

The amenities on the first floor are everyone's dream. A hearth room and family dining area beckon you to sit and enjoy your morning coffee. The spacious kitchen is ideal for entertaining as you prepare a gourmet meal or a casual dinner with family.



2nd Floor

The second floor has something for everyone in the family. A cozy library with a coffered ceiling where you can sit and immerse yourself in your favorite book. Children can study or play in a room designed specifically for them—their very own KidSpace. A secluded retreat or an area for fun and games, this home has “a little something” that everyone can call their very own.



CONSTRUCTION

- 13 COURSE BASEMENT
- FORM-A-DRAIN FOOTING DRAINS INSTALLED AROUND PERIMETER OF BASEMENT
- DELTA MS WATERPROOFING MEMBRANE INSTALLED ON EXTERIOR BASEMENT WALLS BELOW GRADE
- 9' 1ST FLOOR, 8' 2ND FLOOR CEILINGS
- 2" X 6" FRAME EXTERIOR WALLS – 16" ON CENTER
- I-JOIST FLOOR FRAMING – 16" ON CENTER
- ADVANTECH SUB-FLOOR

ENERGY EFFICIENT FEATURES

- ENERGY STAR® COMPLIANT
- CEILINGS –R-45 COMFORT FOAM CLOSED-CELL SPRAY-APPLIED POLYURETHANE FOAM COMBINED WITH R-39 BLOW-IN FIBERGLASS INSULATION
- EXTERIOR FRAMED WALLS/RIM JOIST – R-25, COMFORT FOAM CLOSED-CELL SPRAY-APPLIED POLYURETHANE FOAM COMBINED WITH R-19 FIBERGLASS BATT INSULATION
- YORK LATITUDE 95.5% AFUE GAS FURNACE WITH ROBERT SHAW PROGRAMMABLE THERMOSTAT WITH REMOTE SENSORS
- CONSTRUCTO 1.5 150 CFM HRV SYSTEM
- YORK 13-SEER HEAT PUMP
- APRILAIRE HUMIDIFIER
- 80-GALLON ELECTRIC HOT WATER HEATER
- PELLA LOW-E WINDOWS WITH ARGON

EXTERIOR

- IKO CAMBRIDGE 30 YEAR ARCHITECTURAL SHINGLES
- AMARR CARRIAGE STYLE GARAGE DOORS W/OPENERS
- CERTAINTeed MONOGRAM & CEDAR IMPRESSIONS VINYL SIDING
- OWENS CORNING CULTURED STONE
- LOW MAINTENANCE ALUMINUM & MIRATEC TRIM DETAILS
- COMPLETE LANDSCAPING INCLUDING WALK & PATIO
- HYDROSEEDED LAWN
- JANZER MAILBOX
- BLACKTOP BINDER DRIVEWAY

INTERIOR

- TUFF-HIDE™ SURFACER-PRIMER APPLIED TO ALL INTERIOR WALLS AND CEILINGS
- SHERWIN-WILLIAMS EG-SHEL WALL PAINT- 2 COATS AND 8 COLORS
- ACCENT TRIM COLOR- 2 COATS LATEX BASED SATIN
- SMOOTH CEILINGS PAINTED OFF-WHITE

SECURITY SYSTEM

- 2 GAS FIREPLACES WITH STONE SURROUNDS AND HEARTH
- 5' HAND-SCRAPED OAK FLOORING IN FOYER, GREAT ROOM, DINING ROOM, KITCHEN/HEARTH AND MUD HALL
- CERAMIC TILE FLOORS IN BATHS AND LAUNDRY
- CARPET IN GREAT ROOM, DEN AND BEDROOMS
- 5" BASE MOULDINGS
- 3 ¼" FLAT CASE MOULDINGS
- 4 ¼" HEAD CASINGS ON DOORS & WINDOWS
- CROWN MOULDINGS IN DINING ROOM, GREAT ROOM, KITCHEN/HEARTH, STUDY, FOYER, LIBRARY, MASTER AND UPPER HALL
- TALL FLAT PANEL WAINSCOT IN DINING ROOM, MUD HALL & LIBRARY
- 5 PANEL SMOOTH FINISH HOLLOW CORE DOORS
- SCHLAGE ACCENTS HARDWARE IN AGED BRONZE
- CALIFORNIA CLOSETS & WIRE CLOSET SYSTEMS
- LOW VOLTAGE LIGHTING IN STAIR HALL & MASTER BATH
- UNDERCABINET LIGHTING IN KITCHEN
- EXHAUST FAN/LIGHTS IN BATHS
- 8 CABLE TV AND 8 PHONE/DATA OUTLETS
- HOME THEATER WIRING IN GREAT ROOM & MEDIA ROOM
- FLOOR OUTLET IN GREAT ROOM
- 72 RECESSED LIGHTS

KITCHEN/BATH

- BROOKHAVEN CABINETRY BY WOODMODE WITH FULL OVERLAY DOORS
- GRANITE COUNTER TOPS IN KITCHEN & LIMESTONE TOPS IN MASTER
- BACKSPASH TILE IN KITCHEN
- GE MONOGRAM STAINLESS STEEL APPLIANCE PACKAGE INCLUDES: DISHWASHER, COMMERCIAL RANGE, REFRIGERATOR, BEVERAGE CENTER, MICROWAVE & RANGE HOOD
- INSINKERATOR DISPOSAL
- KOHLER PLUMBING FIXTURES
- SOLID SURFACE TOPS WITH INTEGRAL BOWLS IN BATHS
- FRAMED MIRRORS IN BATHS
- LAUNDRY CABINETRY WITH DROP-IN SINK

TERRACE LEVEL

- RECREATION ROOM/MEDIA ROOM WITH REFRESHMENT CENTER INCLUDING SINK, MICROWAVE & REFRIGERATOR
- 1/2 BATH
- STORAGE CLOSET



BUILDING YOUR CUSTOM HOME

The Estates at Windchase is a custom home community. Let us work with you to create your dream home. View the community—picture your home on one of the expansive homesites. We can build the home you are dreaming of or help you design one that is just right for you. We can help you understand the process and make sure you get exactly what you are looking for. Our experience and eye for detail ensures you get the home of your dreams.

- SOLD
- MODEL
- RESERVED



The Estates at Windchase—15 spectacular homesites. Just waiting for you to build the home of your dreams.

Windchase is the perfect place to start creating all of those traditions and memories to cherish and pass on.

Your dreams and DiRisio's experience and attention to detail, it all comes together here—The Estates at Windchase. Pricing starting in the \$400's.



DIRISIO
BUILDERS, INC.



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REALTY 3



THE BRAMLEIGH

Building Traditions, Creating Memories

The Estates at Windchase—showcasing just 15 handsomely detailed custom homes that are both elegantly dramatic and exceptionally functional.

Windchase is the perfect place to nurture those family traditions and memories that we cherish and pass on. Your dreams and DiRisio's renowned experience and craftsmanship, a perfect combination at The Estates at Windchase.

This stunning 3805 SF home (plus 480 SF in the lower level) from DiRisio Builders is a must-see! 4 bedrooms, a library, a KidSpace, a media room in the lower level—this home has all you could ask for in a custom home! The gourmet kitchen with granite counters, and adjoining family dining area make this the perfect space for entertaining. The hearth room with a stone fireplace is the perfect place to curl up with a cup of coffee. The second floor library invites you to curl up with a good book. This home is where you can create your memories.

Model home offered at \$619,900