



# DV RESIDENTIAL, LLC



**New Homes For Sale**

*Available*

## *The Bryn Mawr*

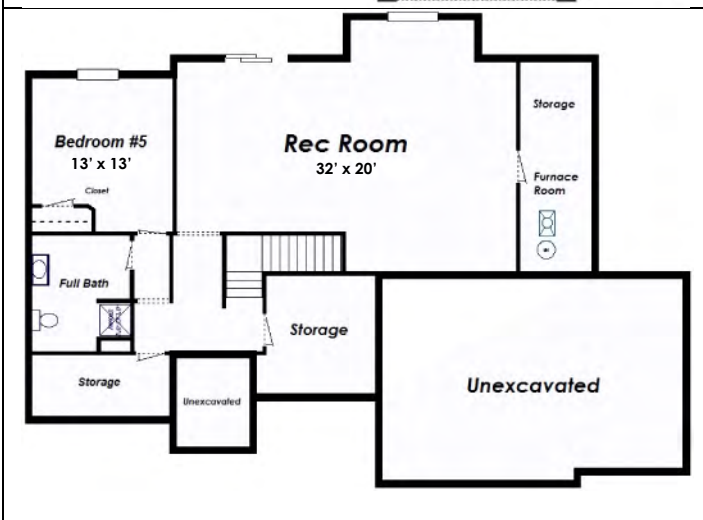
# \$370,000

**Including Finished Lower Level**



**7342 N. Beau Avenue, Milw**

1.5 Story Home, Approx. 3,150 Sq ft, **Finished Walk-out Basement**, Large Laundry, Large 2-story Foyer, 5 Bdrms, 3-1/2 Ba, 3-car Garage, Great Rm, Living Rm, Dining Rm, Concrete Drive & Walkway



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# The Bryn Mawr STANDARD HIGH QUALITY FEATURES



## Interior Design Features

Exciting Open Floor Plan with Lots of Natural Light  
Nine (9) Foot Ceilings on First Floor (Per Plan)  
Master Bedroom Suite with Tray Ceiling (Per Plan)  
"Knock-Down" Wall Texture on Interior Walls  
Stone Hearth and Fireplace Surround w/Custom Mantle  
Hardwood Flooring in Foyer, Kitchen/Breakfast  
Tile Floors in Laundry within Builder Standard  
Stain Resistant Quality Carpeting with 6# Pad  
Ceiling Fans Installed in Great Room, Rough in all other Bedrooms  
Oil Rubbed Bronze Interior Door Handles  
Personalized Lighting Fixture Package (\$500 Allowance)  
Traditional H.C. 6-Paneled Interior Doors  
Drywall Window Returns  
Oak Sink Vanity and Wall Cabinets in Laundry Rm  
Smoke Detector Wired in Each Floor Bedroom  
Deadbolts on all Exterior Doors  
Cable-TV Outlets in all bedrooms, Great Room  
Basement Stairs (Drywalled and Carpeted)  
Gas Outlet for Dryer in Laundry Room  
200-Amp Electrical Service  
Pex Water Supply Water Lines

## Designer Kitchen Features

Granite Kitchen Countertops w/ Standard Edge  
Hardwood Floors in Kitchen and Breakfast Area  
Quality 30" - 36" Raised Arched Panel Solid Wood or Recess Door Panels  
Oak Kitchen Wall Cabinets with Crown Molding  
Stainless Steel Sink w/ Moen Faucet  
Built-in Spacesaver Microwave  
Multi-Cycle Dishwasher  
Garbage Disposal System  
Pre-Installed Refrigerator/Icemaker Line

## Energy Saving Features

Extra Insulation - R-50 in Attic Ceilings and Garage ceilings  
R-19 in Vaulted Ceilings, R-5 on Exterior Basement Walls  
2" x 4" Framed Walls, R-13 in Exterior Wall (1st & 2nd Floors)  
85+ AFUE Natural Gas Central Heating System  
Central Air Conditioning Unit  
High Efficiency 40-Gallon Natural Gas Water Heater  
36" Gas Fireplace w/Automatic Blower  
Low-E Vinyl Insulated Glass Tilt-Sash 'Easy-Clean'  
Integral Grilles on All Windows  
Screens on Operating Windows Only  
Low Maintenance Steel Insulated Front Door (Per Plan)

## Exterior Design Features

"Hardi-Plank" Primed Cement Fiber Siding w/ 15 Yr. Manf Warranty  
Elegant Oil Rubbed Bronze Entrance Door Hardware  
Dimensional Roof Shingles -30 Year Manufacturer's Warranty  
8/12 or Greater Roof Pitch Gables (Front & Rear Elevations)  
Low Maintenance Aluminum Gutters and Downspouts  
Recess Lighting in Front Gables (2)  
Electric Overhead Garage Door Opener (Main Door)  
Concrete Driveway & Front Walkway  
13' x 15' Concrete Patio  
Two Exterior Water Faucets (Hose Bibs)  
Two Exterior Electrical Outlets (GFI)

## Master Suite And Baths

Tray / Vaulted Ceilings in Master Suite Per Plan  
Master Bath - Separate Shower/Soaker Tub  
Chrome Finish Faucets - Powder Room  
Chrome Finish Faucets in all other Baths  
Pedestal Lavatory in Powder Room  
1st Floor Bath - Choice of Hardwood Floor or Ceramic Tile  
Ceramic Tile Floors in all Baths w/Builder Standard  
Towel Bars, Toilet Paper Holders in all Baths & Powder Room  
Kohler Toilets in all Baths  
Decorative Mirror in Powder Room  
Large Mirrors in all Baths  
High Capacity Bath Fans - all Baths  
Ground Fault Circuit in Baths for Safety

Excavation, Trucking, Grading, Backfilling, Stone, Dumpsters, Site Cleaning, Erosion Control, Surveys

Other Builders have allowances, these are ALL INCLUDED when you build with DV Residential, LLC

**Simply, There is no Better Deal in SE Wisconsin for your New Home!**

**Our Pricing Includes the following**

**"Other Builders Charge Extra for Our Standard Features"**

DV Residential's Pricing Includes the Following:

\* Financing Available Through Our Banking Partner - *Equitable Bank!*

\* NO Home Design Fee plus \* NO Change Fees \* NO Extra Charges for Excavation & Earth Removal/Trucking

\* All Construction Permits & Fees INCLUDED \* Silt Fence Installation & Maintenance, Surveys, Sewer/Water Laterals, Rubbish Removal - ALL INCLUDED!

\* 8/9-Foot Ceilings and 8-Foot Basement Walls \* Finished Walk-Out Basement, including Rec Room, Bedroom, Full Bath

\* Central Air Conditioning \* 3 - Car Garage \* 1/2 HP Lift Master Electronic Overhead Garage Door Opener w/2 Remotes

\* High-End Granite Countertops in Kitchen \* Stainless Steel Appliances (Dishwasher & Microwave)

\* REAL Hardwood Flooring in Foyer, Kitchen, Breakfast Area (No Pergo or laminated wood flooring) \* Ceramic Tile Flooring

\* Fireplace Package (Gas Fireplace, Mantel, Hearth)