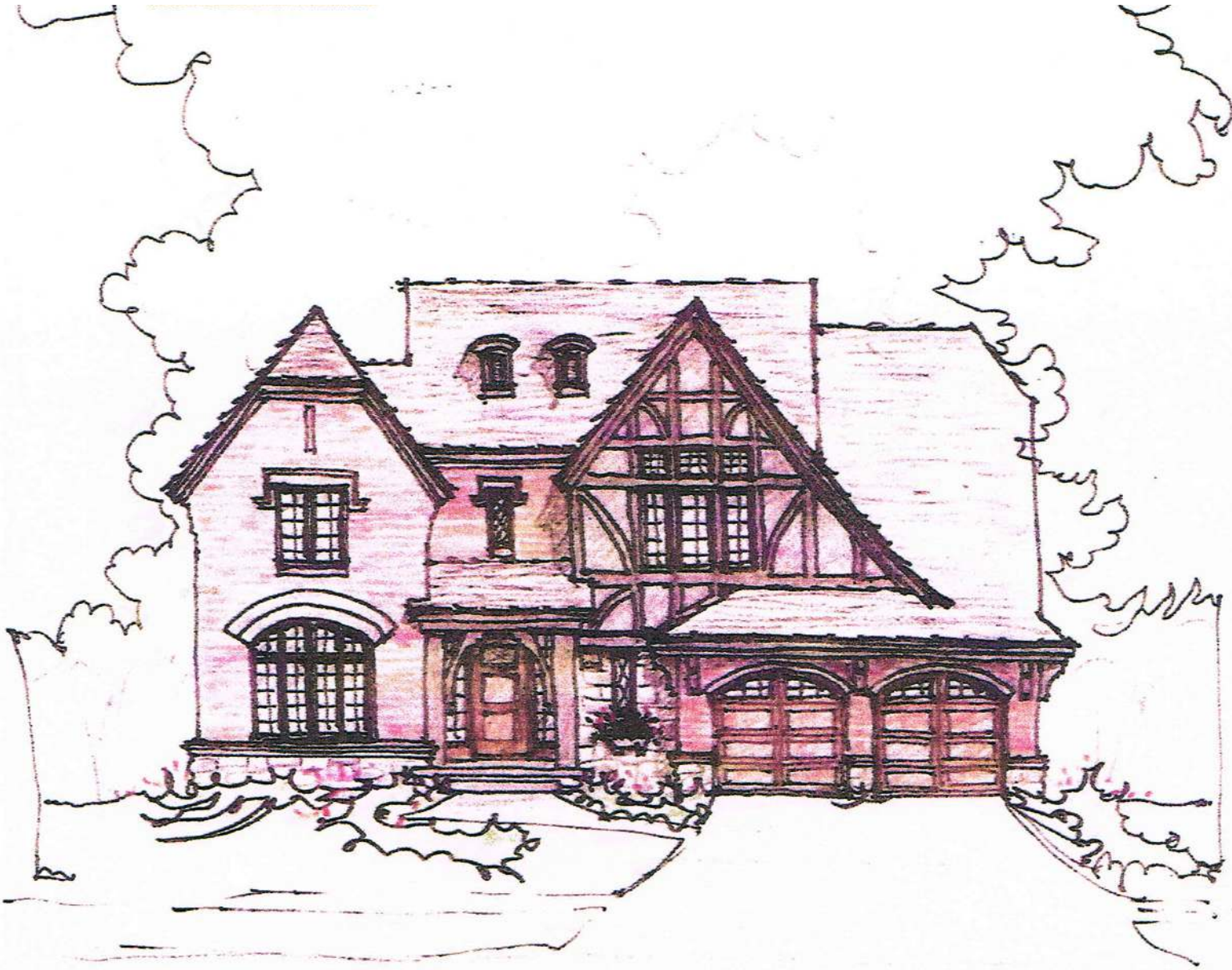




**JOSEPH PHILIP CRAIG
CUSTOM HOMES**



CONCEPTUAL STREET FRONT

POPPLETON RIDGE LOT 2

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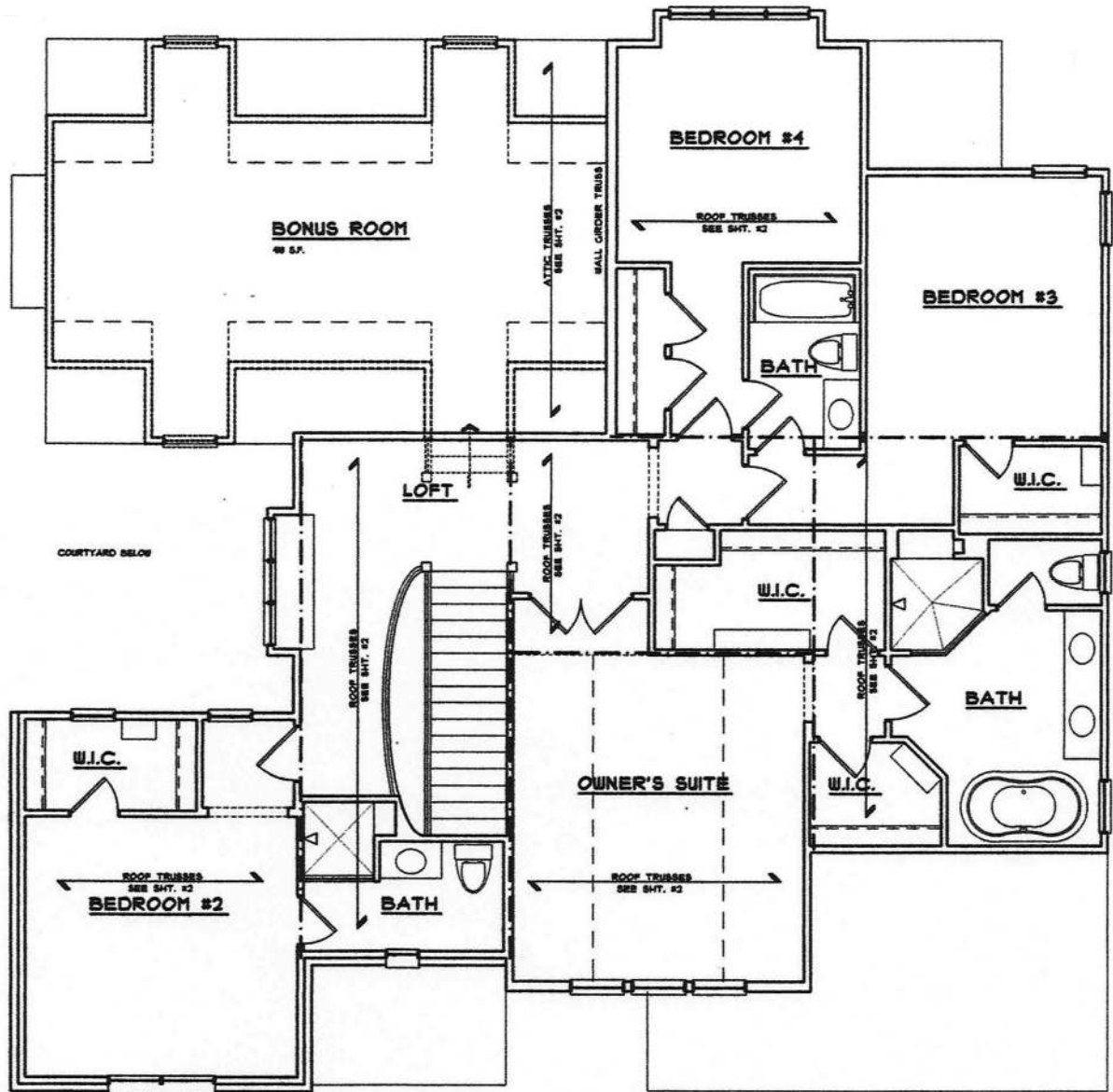
FIRST FLOOR PLAN

POPPLETON RIDGE LOT 2

CONCEPTUAL FLOOR PLAN



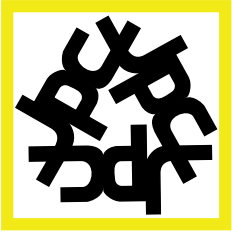
JOSEPH PHILIP CRAIG CUSTOM HOMES



SECOND FLOOR PLAN

POPPLETON RIDGE LOT 2

CONCEPTUAL FLOOR PLAN



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Old World Style, Modern Comforts

POPPLETON RIDGE SUBDIVISION Lot 2, 3816 Poppleton Ct.

Distinctive Architectural Homesites

Four Bedroom Colonial

Three Full Bathrooms, 2nd Floor

Half Bath, 1st Floor

An Open Gourmet Kitchen with center island, Furniture Cabinets

Kitchen-Aid Stainless Steel Appliances in Kitchen

First Floor Laundry Room

Great Room with Fireplace

Private Library

Ceiling Height on 1st Floor 9',

Elegant Hardwood Flooring in Library

Underground Utilities

City Sewer and Water

Private and Birmingham Schools

Churches of all Denominations

World Renowned Shopping Center, Somerset Collections

Convenient to Downtown Birmingham, Shopping, Restaurants, Movie Theaters

Easy Freeway Access, I-75 or M-59

The following Specification are for Lot 2, Poppleton Ridge Subdivision

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Custom Features and Amenities

Poppleton Ridge

HEATING & AIR CONDITIONER

- 2-Bryant 95% Energy Efficiency Furnaces www.bryant.com
- 2-Central Air Conditioners www.bryant.com
- 2-Power Humidifiers
- 2-Media Filter
- 2-Sensi Wi-Fi Digital Programmable Thermostat www.whiterogers.com

HOT WATER SYSTEM

- Rinnai Tankless Water Heater

INSULATION, INTERIOR & EXTERIOR

- Home is Wrapped in DuPont Tyvek www.dupont.com/tyvek
- R-49 Insulation in Ceiling www.certainteed.com
- R-21 Insulation in framed walls
- Foam and Caulk energy sealant package
- R-11 Fiberglass Blanket on Basement Walls, White Polypropylene, Fire Resistant

WINDOWS, CASEMENTS

- Weather Shield Windows www.weathershield.com
- Clad Exterior
- Low "E" Glass
- Wood Interior
- Interior Screens

KITCHEN

- Kitchen Cabinets has a Furniture Finished,
BROOKHAVEN CABINETS by Wood~Mode www.woodmode.com
Full Overlay Door, Soft-Touch Door and Drawer Closures, Dovetail Drawers
Wood Species: Maple
Color: Lace
- Kitchen-Aid Appliances www.kitchenaid.com
36" Gas Cooktop Stainless Steel
30" Microwave Oven Combination
24" Dishwasher Stainless Steel
36" Stainless Steel Hood 600cfm Exterior Blower Unit
Kitchen-Aid 3/4hp Disposer
- Double Bowl Stainless Steel Sink, Undermount
- Delta Faucet, Chrome
- Granite Tops in Kitchen
- Ceramic Tile Flooring

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DESK AREA

- Cabinets has a Furniture Finished,
BROOKHAVEN CABINETS by Wood~Mode www.woodmode.com
Full Overlay Door, Soft-Touch Door and Drawer Closures, Dovetail Drawers
Wood Species: Maple
Color: Vintage Slate
- Granite Top

LAUNDRY ROOM

- Laundry Wall Cabinets has a Furniture Finished,
BROOKHAVEN CABINETS by Wood~Mode www.woodmode.com
Full Overlay Door, Soft-Touch Door and Drawer Closures, Dovetail Drawers
Wood Species: Maple
Color: Standard Color Stain
- Utility Sink, into a Base Cabinet, Color: Lace
- Delta Laundry Faucet, Chrome www.deltafaucet.com
- Granite Top in Laundry
- Gas Piping for future Dryer
- Vent for future Dryer
- Laundry Room Flooring, Ceramic Tile

POWDER ROOM BATHROOM

- BROOKHAVEN CABINETS by Wood~Mode
Full Overlay Door, Soft-Touch Door and Drawer Closures, Dovetail Drawers
Wood Species: Maple
Color: Lace
- Bathroom Floating Vanities
- Delta Plumbing Faucet, Satin, Widespread
- Granite Top in Powder Room
- Kohler Sink, Color Glass
- Kohler San Souci Comfort-Height Elongated Water Closet, Color White
- Ceramic Tile Flooring
- Exhaust Fan in Bathroom, 90cfm

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MASTER BATHROOM

- Bathroom Cabinets has a Furniture Finished, BROOKHAVEN CABINETS by Wood~Mode
Full Overlay Door, Soft-Touch Door and Drawer Closures, Dovetail Drawers
Wood Species: Maple
Color: Standard Color Stain
- Bathroom Vanities set at 36" ht.
- Delta Plumbing Widespread Sink Faucet, Satin
- Granite Top in Master Bathroom
- Kohler Ladena Undermount Sink, Color White
- Kohler San Souci Comfort-Height Elongated Water Closet, Color White
- Kohler Soaking Tub, Color White
- Delta Tub Faucet, Satin, Single Lever
- Separate Shower Stall, Ceramic Tile Walls, Ceiling, Shower Floor
- Ceramic Tile Floor
- Delta Shower Faucet, Satin, Single Lever, with Body Sprays
- Euro Shower Door Enclosure, Clear Glass
- Mirror
- Exhaust Fan in Bathroom, 90cfm

JACK & JILL BATHROOM

- Bathroom Cabinets has a Furniture Finished, BROOKHAVEN CABINETS by Wood~Mode
Full Overlay Door, Soft-Touch Door and Drawer Closures, Dovetail Drawers
Wood Species: Maple
Color: Standard Color Stain
- Bathroom Vanities set at 36" ht.
- Delta Plumbing Sink Faucet, Chrome, Single Lever
- Kohler Caxton Undermount Sink, Color White
- Kohler Wellworth Elongated Water Closet, Color White
- Kohler Tub Archer, Color: White
- Delta Tub/Shower Faucet, Chrome, Single Lever
- Granite Top in Bathroom
- Ceramic Tile Floor, Tub/Shower Walls and Ceiling
- Mirror
- Exhaust Fans in Bathroom, 90cfm

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PRIVATE BATHROOM

- BROOKHAVEN CABINETS by Wood~Mode
Full Overlay Door, Soft-Touch Door and Drawer Closures, Dovetail Drawers
Wood Species: Maple
Color: Standard Color Stain
- Bathroom Vanities set at 36" ht.
- Delta Plumbing Sink Faucet, Chrome, Single Lever
- Kohler Caxton Undermount Sink, Color White
- Kohler Wellworth Elongated Water Closet, Color White
- Separate Shower Stall, Ceramic Tile Walls, Ceiling, Shower Floor
- Delta Shower Faucet, Chrome
- Shower Door Enclosure in Chrome and Clear Glass
- Granite Top in Bathroom
- Ceramic Tile Floor
- Mirror
- Exhaust Fans in Bathroom, 90cfm

LIBRARY

- Hardwood Maple Flooring in Library
- Stained Beam Ceiling

FIREPLACE

- Fireplace in Great Room, Direct Vent
- Thermostat Control, Gas line to Fireplace
- Custom Fireplace in 24 x 24 Tile

TRIM DETAIL

- Solid Interior Doors, Painted, 1-3/4 thick doors, Two Panel
- 2-3/4 Poplar Casing, Painted, 4-1/4 Poplar Baseboards, Painted
- Archways are Encased in Wood, Painted
- Solid 2-panel Mahogany Front Door (42"x 96") Stained
- Extensive Crown Detail, Foyer, Upper Foyer, Painted
- Beam Ceiling Detail, Dining, Great Room

FOYER STAIRCASE

- Oak Hand Rail, Stained
- Newel Post, Stained
- Spindles, Iron
- Finished Tread Ends, Stained
- Finished Stringer, Painted

HARDWARE

- Decorative Emtek Door Handles & Hinges www.emtek.com
- Front Door, Emtek Craftsman Trim Style
- Interior Doors Emtek Style: Cortina Lever with Rosette

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CLOSET SYSTEMS

- Custom Closet Shelving, All White ¾" Thermofused Melamine Shelving with Adjustable Wardrobe Poles, Durable, Washable. Never Needs Painting

LOWER LEVEL

- Handset Poured Basement Walls, 8'-10" Ht
- Watchdog waterproofing 10year warranty on basement walls
- Egress Windows in Lower Level
- Insulated Poured Walls (R-11) Energy Code
- Prep for future bath in lower level

ELECTRIC

- Plugs According to the National Electrical Code
- 200 amp/100amp Circuit Breaker Panel
- Decora Receptacles
- Extensive use of Recess Lights
- Light Fixtures
- Ceiling Fans in Bedrooms 2,3,4
- Ground Fault Interrupter (GFI), Kitchen, Bathrooms, Exterior Outlet
- Electronic Smoke Detectors, per BOCA Code
- Two Exterior Weatherproof Electrical Outlets

GARAGE

- Three Car tandem garage
- Panel Embossed Insulated Steel Garage Doors
- Insulated walls and ceiling
- Electric outlets (2)
- Dry Walled Garage, Painted
- Tile baseboard
- Water spicket in garage
- Garage Door Operators

ROOFING

- 7/16" Roof Sheeting, CertainTeed Dimensional Roof Shingles
- Ridge Vents and Soffit Venting
- Ice & Water Shield will be installed up from eaves
- Aluminum Rainwear, Gutters and Downspouts

CONCRETE EXTERIOR

- Six Bag Mix, 3000psi
- Porch, Walkways 4ft, Driveway 16ft

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ADDITIONAL ITEMS

- Natural Stone and Brick Elevations
- Spacious Homesite
- Outdoor Living Space
- Homesites set in a naturally treed landscaped
- ¾" T&G Advantech Sturd-I-Floor, Sub Flooring
- Two hose bibs exterior of home
- Gas line prep. for outdoor
- Security System, Wi-Fi, Cable wiring
- Exterior of home painted in Sherwin Williams Duration www.sherwin-williams.com

All information contained herein was accurate at the time of publication. In order to maintain the high degree of quality and incorporate improvements with greater facility and economy, we reserve the right to make changes in price, specification or material or to change or discontinue models without notice or obligation.

The above Specification are for Lot 2, Poppleton Ridge Subdivision

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