



# Mulberry Court

---

## Condominiums

---

## Condominiums

### STANDARD FEATURES

---

#### **COMMUNITY FEATURES**

Community Room and Terrace  
Professionally Designed Landscape  
Courtyard with Water Feature  
Two Gazebos  
Barbecue Area  
Culpeper Trolley Bus Kiosk  
Culpeper Sport & Racquet Club  
Membership (One Year)  
Underground Utilities  
Public Water and Sewer

#### **BUILDING FEATURES**

Elevator Access to All Levels  
Video Security Monitoring  
Secured Building Entrances  
Exterior Design Includes:

- Hardie Plank Siding
- Stone and Dryvit Accents
- 50-Year Architectural Shingle Roof
- Standing Seam Metal Accent Roofs

Upgraded Insulation Throughout

#### **UNIT FEATURES**

One Underground Parking Space Per Unit  
Private Patio or Balcony (per plan)  
Ceramic Flooring in Kitchen, Baths, and Sunroom (per plan)  
Hardwood Flooring in Foyer and Dining Room (per plan)  
Crown Molding in Select Areas  
Pre-finished Shelving in Laundry Room and Closets  
Master Bedroom Walk-in Closets  
9' Ceilings  
White Ceilings with Walls and Trim to Coordinate  
Schlage Hardware on all Interior Doors  
Side by Side Front Load Washer and Dryer with Folding Counter (per plan)  
Designer Package Options  
Overhead Lighting in Living Areas  
Ceiling Fan in Master Bedroom and Sunroom (per plan)  
Structured Wiring Package to Include:

- Three CAT5 Wall Outlets
- Three or Four Multi-Media Outlets (per plan)
- Pre-Wiring for Security Systems

#### **BATH**

Oversized Tub/Shower with Ceramic Tile Surround in Master Bath  
Walk-in Shower with Ceramic Tile Surround in Second Bath (per plan)  
Kohler Plumbing Fixtures  
xxxxxx Sink in Powder Room (per plan)  
Kraftmaid Cabinets in Full Baths  
White on White Cultured Marble Vanity Tops (per plan)  
Ceramic Flooring

#### **KITCHEN**

Kraftmaid 42" Designer Cabinets  
Solid Surface Countertops with Undermount Stainless Steel Sink  
Kohler Plumbing Fixtures  
Ceramic Flooring  
GE Appliances to Include:

- Side by Side Refrigerator with Icemaker and Water Dispenser
- Gas Range or Cooktop (per plan)
- Microwave
- Dishwasher
- Garbage Disposal with Countertop Mounted on/off Button

#### **FOR YOUR PEACE OF MIND**

Energy Efficient Gas Heat  
Central Air Conditioning  
Energy Efficient Gas Continuous Hot Water  
Energy Efficient High Performance Insulated Windows  
Noise Reduction Elements Include:

- Carpeted Bedrooms
- Solid Core Entry Door
- Quiet Sanitary Piping

#### **OUR COMMITMENT**

New Home Walk Through  
One Year Home Warranty  
Manufacturers' Warranties

---

*This list is subject to change without notice. Revised 09/02/2008*