

# Brio of Johnston

## Standard Inclusions and Additional Upgrades

### General Items

#### Standard Inclusions

- Ceiling fan/light combo in bedrooms and living room
- Cellular shades
- All casework to have 1/2" minimum plywood components, solid wood face frames, and dovetail drawers, roll out shelves in base and pantry cabinets, soft-close cabinet door hinges and undermount drawer guides
- Stained or painted cabinetry and trim
- Crown moulding in living room and kitchen
- 5 1/2" base trim and 3 1/2" casing throughout
- Irrigation
- Double-hung windows
- Shared townhome wall to have STC 65-69 rating
- Level 4 smooth finish on walls
- Medium knockdown texture on all ceilings
- Wall backing for future grab bar installation
- Optional accent color wall
- Whole home air purification and humidification system as part of HVAC package
- Paddle-type switches
- Lever-type handles on all door hardware
- Security and climate smart-home features
- 8 foot tall doors

#### Upgrades

- Motorized and/or Controllable Shades
- Yard perimeter fencing, style determined by Brio team
- Invisible pet fencing
- Customized smart-home features

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### Kitchen

#### Standard Inclusions

- 3cm Quartz countertop, mid-tier pricing
- Stainless steel or slate for all appliances, allowance TBD
- Stainless steel undermount sink
- LED undercabinet lighting
- Luxury Vinyl Plank (LVP) or Luxury Vinyl Tile (LVT) flooring
- Tile backsplash
- Standard, touch, or touchless faucet

#### Upgrades

- High-tier priced countertop
- Custom appliance package, cost is difference between upgrade and allowance
- Farmhouse or quartz sink
- Ceramic tile, engineered wood or solid wood flooring
- Decorative backsplash inlays

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### Garage

#### Standard Inclusions

- Standard smooth troweled finish
- Custom storage package allowance
- Insulated, no additional heat
- Standard electrical package
- Standard steel insulated garage door with top panel windows

#### Upgrades

- Epoxy floor finish
- Ceiling mounted heating unit
- Electric vehicle charging
- Designer door options

## Master Bedroom

### Standard Inclusions

- Custom closet allowance TBD
- Carpet, LVP, or LVT flooring
- Cellular blackout shades
- Dual zone HVAC
- 2x6 framing and sound control insulation on perimeter walls

### Upgrades

- Engineered wood or solid wood flooring
  - Motorized/controllable shades
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## Bedrooms and Flex Rooms

### Standard Inclusions

- White wire shelving in all bedroom or flex room closets
- Carpet, LVP, or LVT flooring
- Cellular blackout shades

### Upgrades

- Custom shelving or storage
  - Engineered wood or solid wood flooring
  - Motorized/controllable shades
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## Master Bathroom

### Standard Inclusions

- Full tile shower with glass door
- Ceramic tile flooring
- Quartz countertop
- Undermount porcelain vanity sinks
- Standard, touch, or touchless faucet

### Upgrades

- Heated tile floor
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## Bathrooms/Laundry

### Standard Inclusions

- Fiberglass step-in showers
- Ceramic tile flooring
- Quartz countertop
- Undermount porcelain vanity sinks
- Wire shelving
- Sound control insulation in perimeter walls
- Standard faucet

### Upgrades

- Heated tile floor
  - Touch or touchless faucet
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## Rear Patio

### Standard Inclusions

- Broom finished concrete

### Upgrades

- Stamped, stained or combination finish
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## Basement

### Standard Inclusions

- Carpet, LVP, or LVT flooring

### Upgrades

- Ceramic tile or engineered wood flooring

Questions? Reach out to Maria Jordan at (515) 252-5380 or [mjordan@wesleylife.org](mailto:mjordan@wesleylife.org).

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