



# TRUMPY HOME BUILDERS

The Springbrook

PEOPLES CHOICE  
AWARD

This annual award allows consumers to rate individual homes on Quality & Design. The home that the general public rates the highest wins.

## General Construction Design

- Attractive Ledge Stone on Front Elevation
- Low Maintenance Vinyl Siding w/ Aluminum Soffit & Fascia, Upgrade Vinyl Shakes and Board/ Batten Accents
- Energy Star rated construction methods
- Continuous Envelope Vapor barrier interior and Tyvek House Wrap at exterior
- Drain Tile System w/ sump pump and alarm
- Concrete Poured Wall Foundation with 2" R-10 Foam Insulation & Spray Foamed Rims
- Expanded & Fully Sheet rocked 3 Car Garage
- Asphalt Driveway & Curved Sidewalk
- 9 foot Ceilings on First Floor
- 8'10" Ceilings on Lower Level
- Large window look-out basement
- Award winning Exterior and Interior Design

## Exterior Windows & Doors

- Andersen Vinyl windows with Low "E" coating and Argon gas filled for high energy efficiency
- Oversized Windows for more daylight
- Designer 3-panel Front Door w/window
- Carriage Style Garage Doors with Windows

## Kitchen, Baths, & Laundry

- Enameled White Cabinets with Shaker Doors & Satin Nickel hardware, dovetailed drawers-soft closing.
- 36" Staggered height Kitchen Cabinets, Angled Wall Cabinet, Lazy Susan, Display cabinet, and Wine Rack
- Upgrade "White Springs" Granite Countertops
- Upgrade Hi-Lo Kitchen sink and Designer pull-out faucet
- Large Center Island, Stained Maple finish, Granite Top, and deco-posts
- Upgrade Stainless Steel Appliance Package
- Stainless Steel French Door Refrigerator/Freezer
- Ceramic Tile Backsplash in Kitchen
- Nice Upper Level Laundry with Folding counter
- Owner's Bath includes Raised Dual sink vanity, Large Corner tub, separate ceramic tile Shower with Glass door, and Spacious Walk-in closet
- Kids Bath includes white cabinets, double bowl vanity, ceramic tile floors
- Stylish Recessed and pendant lighting
- Décor framed mirrors & bath accessories

## Interior Design & Finish

- Nice sized Bedrooms and Closets
- Beautiful Fireplace with Transom windows, Flat Screen TV conduit and mount area above
- Large Mud Room area with Coat/Boot Cubbies, Walk-in Closet, and convenient access to 1/2 bath
- The stylish Multi-use room includes Chair rail with 2 tone paint and Raised track ceiling
- Enameled White Woodwork & Trim with window and door accent toppers
- 3 Panel Enameled doors
- Satin Nickel Door Hardware
- Stained Maple Railings with enameled balusters and large Craftsman style Newell posts
- Plank Engineered Flooring in Foyer, Kitchen and Dining
- Upgraded Ceramic Tile in main and master bath
- Upgraded Carpet, Designer Paint and Knockdown ceilings
- Raised track ceiling in Owner's Bedroom

## Mechanical Features

- 92% Efficient Furnace
- Central A/C, 3 Ton, 13 SEER
- Mechanical Heat recovery Air Exchanger
- High Efficiency 50 gal Gas Water Htr w/blower
- Passive Radon Ventilation System
- 150 Amp Electrical Service
- Upgraded Satin Nickel Light fixture package
- Stainless Steel & Black Electrical devices in Kitchen
- 3/4 bath rough-in in lower level

## About Trumpy Homes

- Multiple Awards for Home Designs
- "Hometown" Custom Builder
- Trumpy Homes has been building homes since 1973 and live in the neighborhoods they build
- Recognized as a Leader in Quality, Service, and Value in the Area
- 1/2/10 Warranty
- Outstanding Service after the Sale
- Architecturally Controlled Development

6/18

**TRUMPY**  
HOMEBUILDERS

**A Higher Level of Quality**  
With over 25 years of experience

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