

THE EMMELINE

custom home



BRUNSWICK FOREST

Coastal by Nature. | Lifestyle by Design.*



Focusing on quality, Fogleman Associates, Inc. builds a select number of custom homes each year that reflect the taste, personality and lifestyle of their owners.

F.M. "Mickey" Fogleman, president and owner of Fogleman Associates, Inc., started his career in real estate sales and development in 1969, transitioning into residential home building six years later. His no-hassle approach to home building has made Fogleman Associates, Inc. one of the most sought-after construction companies in New Hanover and Brunswick counties.

With more than 33 years experience in the home building business, Fogleman Associates, Inc. understands what the client wants: excellent value per heated square foot, a full complement of professional warranties and customer follow-up after the sale.

DESIGN FEATURES

INTERIORS

- Custom cabinetry with dove-tail joint construction, self closing drawers, trash pull-out and generous crown moldings
- Custom tiled backsplash with decos in kitchen
- Granite countertops in kitchen
- Stainless steel undermount sink
- GE Profile™ appliances
- Pendants and under counter lighting
- Custom built-in bookcase in great room
- Custom wood cabinets in laundry and bath
- 10 foot ceilings downstairs, 9 foot upstairs
- Trey ceilings in great room and dining room
- Hardwood flooring everywhere except bedrooms, bath and laundry
- Ceramic tile in baths and laundry
- Custom tile shower with glass enclosure
- Whirlpool tub in master with tile decking
- Custom trim package
- Security package included
- Pre-wired for sound in 3 rooms of buyers choice
- Ceiling fans in great room, master suite bedrooms and rear porch
- Recessed lighting throughout house
- 200amp electrical service
- Flex-space storage in garage
- 80 gallon electric water heater - Energy-Star
- Moen faucets with lifetime warranty
- Gas log fireplace with wood mantel and granite surround and hearth

EXTERIORS

- Large front porch with columns
- Beautiful concrete driveway with turnout
- Architectural fiberglass shingles guaranteed for 30 years
- Long-lasting metal roofing over front porch and garage window
- Siding is horizontal cement board for a long lasting superior look that is very low in maintenance
- Huge covered rear porch
- Flared brick steps off front and rear porches
- Oversized gutter system fixed away from the house
- Simonton vinyl performance series Energy-Star single hung windows with low-E glass
- 13 seer Bryant HVAC system with programmable thermostat
- Radiant barrier sheathing on roof
- High density grade 1 fiberglass batt insulation, R-13 walls R-30 ceilings/attic Energy-Star package
- Moisture barrier taped at all seams and around all windows and doors - Energy-Star
- Value series garage door by Clopay
- Generous lighting package to showcase the beauty of your home
- All mechanical equipment on outside is architecturally screened by wood enclosure
- Professionally sodded yard over the entire lot with complete 5-zone irrigation system and a handpicked shrubbery package by the homeowner



BRUNSWICK FOREST

P.O. Box 2080, Leland, NC 28451
910.371.2434 • 888.371.2434 • info@brunswickforest.com • www.brunswickforest.com

THE EMMELINE

- 2,692 Square Feet
- 3 Bedrooms
- 3 Baths

Traditional design and contemporary living combine seamlessly in the spacious Emmeline model home.

A nostalgic front porch has been extended to become a true outdoor living room spacious enough for comfortable seating.

The great room lives up to its name; opening expansively to include a large entry foyer, separate dining room, and separate breakfast area. In the center of it all, the elaborate kitchen offers the chef a view of the brick fireplace, along with sweeping vistas to the covered porch and lush protected woodlands beyond. With an optional outdoor sink, refrigerator and grill, outdoor living has been redefined at Emmeline.

With generous flex space, a 2-car garage and optional second floor bonus room and bath, everything needed for the best of Carolina living has been included.

