

# THE LEXINGTON

*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

### INTERIOR – KITCHENS

- Custom cabinetry with dove-tail joint construction, self-closing drawers, trash pull-outs and general crown moldings
- Custom tiled backsplash with decos
- Granite countertops
- Stainless-steel undermount sink
- GE Profile™ appliances
- Pendants and under cabinet counter lighting

### INTERIOR – MASTER RETREATS

- Custom wood cabinets in baths
- Ceramic tile baths
- Custom tile shower with glass enclosure
- Whirlpool tub in master with tile decking
- Treyed ceilings in master bedroom
- Ceiling fans in master suite and bedrooms

### INTERIOR – GENERAL

- 15' vaulted great room, 10'-12' tall ceilings throughout the house
- Custom built-in bookcase in great room
- Custom wood cabinets in laundry
- Ceramic tile laundry
- Hardwood flooring in all areas except bedrooms, baths and laundry
- Custom trim package
- Treyed ceilings in dining room and study
- Security package included
- Pre-wire for sound in three rooms of choice
- Ceiling fan in great room and porches
- Recessed lighting throughout house

- 200 AMP electrical service
- Floored attic storage over garage
- 80 gallon electric water heater – Energy-Star
- Moen faucets with lifetime warranty
- Gas log fireplace with granite surround

### EXTERIORS

- Large front porch with columns and 8' formal entry
- Beautiful concrete driveway with turnout
- Professional sodded yard over the entire lot with complete 5-zone irrigation and a handpicked shrubbery package by the homeowner
- Architectural fiberglass shingles guaranteed with 30 years
- Siding is custom brickwork and horizontal cement board with a long lasting superior look that requires very low maintenance
- All mechanical equipment is architecturally screened by wood enclosure
- Oversized gutter system fixed away from the house
- Generous lighting package to showcase the beauty of your home
- Covered lanai off of screened porch
- Patio for cooking and play
- 8' height exterior doors
- Simonton vinyl performance series Energy-Star single hung windows with low-E glass
- 14 seer Bryant HVAC system with programmable thermostat
- High-density grade 1 fiberglass batt insulation R-13 walls, R-30 ceilings/attic
- Ceiling fans on porches
- Moisture barrier taped at all seams and around windows and doors - Energy-Star
- Value-series garage door by Clopay



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# THE LEXINGTON

- 2,745 Square Feet
- 3 Bedrooms
- 3 Baths



A lavish master suite, superb bedroom separation that maximizes privacy, and grand living areas distinguish the handsome Lexington model home.

Great care has been taken to design an open, light-filled interior that also includes separate living areas. A formal dining room, private study and breakfast area all flow seamlessly to the great room. The gourmet kitchen is a chef's delight and in the center of it all.

Outdoor living is expansive, with a spacious front porch, covered lanai opening to the master suite and great room, and separate oversized screened lanai.

An oversized 2-car garage includes a workspace and climate-controlled storage.