

Silvercrest III

B R A D F O R D

ADU

ACCESSORY DWELLING UNIT



About us

Made for living

"Simply Builds the Best" has been Silvercrest's motto for decades. It captures our determination to provide the most exciting combination of design and construction quality for homeowners throughout the West. This commitment to be the best has earned Silvercrest a reputation as the finest in factory-built housing. Time and again we see prospective homeowners unwilling to settle for anything less than the best: a new Silvercrest home.

Home comforts

Beyond just building you a house, we're committed to providing you and your family with a home to make memories in that will last a lifetime. Somewhere you can feel secure. A place you can call your own. A home that fits your lifestyle and has your own personal touch. Whether you're an active young family constantly on the go or empty-nesters ready to simplify, just relax – we have a home that's right for you.

Your perfect home

Our vast collection of floor plans and color options give you the freedom to express your personal style and fit your home around your life.



BD80

11'-10" x 36'
1 bed-1 bath
426 sq.ft.

shown with optional exterior elevation

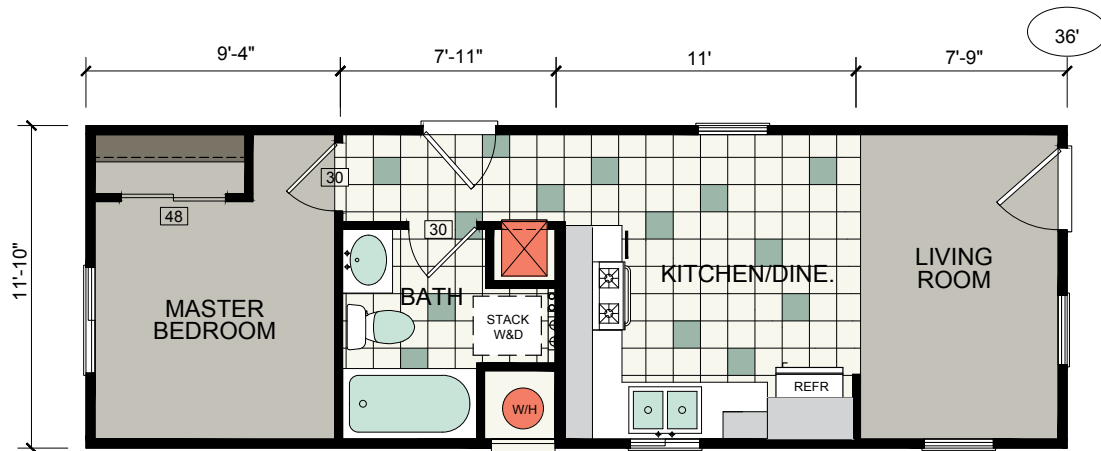
BD81

13'-4" x 36'
1 bed-1 bath
480 sq.ft.

shown with optional exterior elevation

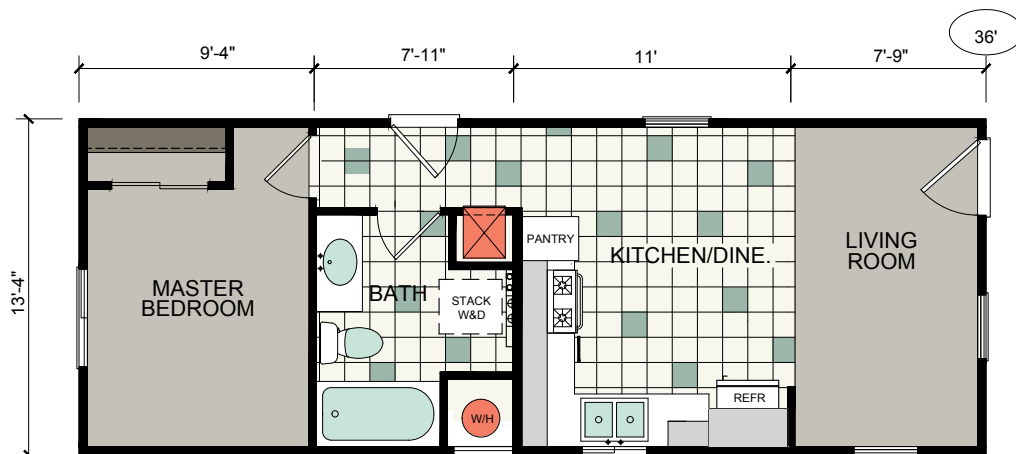
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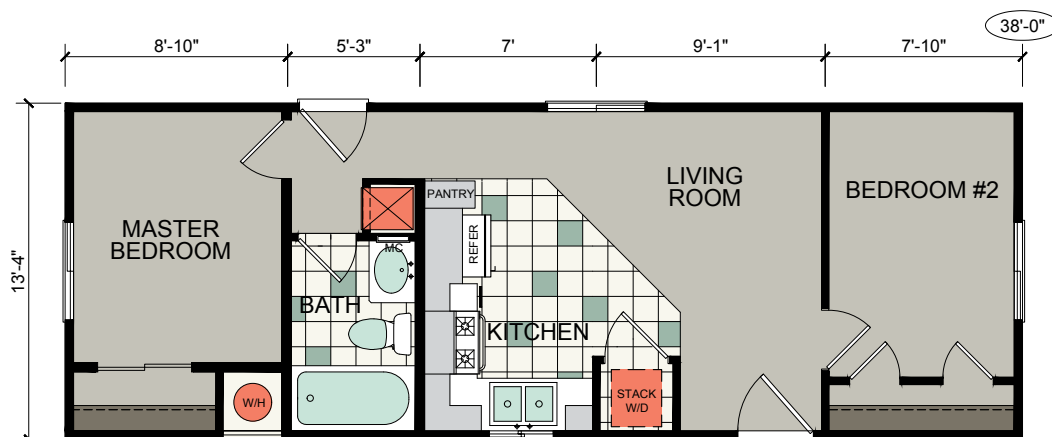
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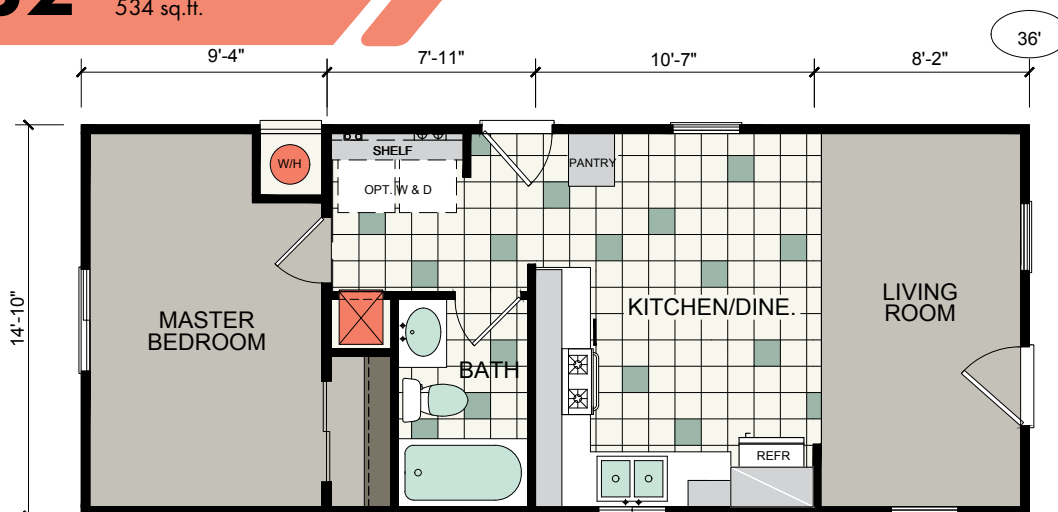
BD83

13'-4" x 38'
2 bed-1 bath
507 sq.ft.



BD82

14'-10" x 36'
1 bed-1 bath
534 sq.ft.



BD92

20'x 40'
2 bed-2 bath
800 sq.ft.



BD01

3224

23'-8" x 32'
2 bed-1 bath
757 sq.ft.



BD02

3224

23'-8" x 32'
2 bed-1 bath
757 sq.ft.



BD90

23'-8" x 32'
2 bed-1 bath
757 sq.ft.



BD91

26'-8" x 32'
2 bed-2 bath
853 sq.ft.



BD01

3227

26'-8" x 32'
2 bed-1 bath
853 sq.ft.



BD02

3227

26'-8" x 32'
2 bed-1 bath
853 sq.ft.



Standard features

Construction & Specifications

- California CARB II compliant home
- Includes Silvercrest's "Silvershield" Seven-Year Warranty
 - NOW ALSO INCLUDES STRUCTURAL COVERAGE!
(Deductibles apply, claims processed by Cornerstone United Insurance Company)
- 20 lb. roof load
- Insulation
 - Floor R-11
 - Walls R-13
 - Ceilings R-22
- All structural lumber used is kiln-dried for higher quality
- 2" x 6" transverse floor joists – 16" on center
- 2" x 4" exterior wall studding – 16" on center
- White vinyl framed, dual glazed windows with low-e coating for energy savings – windows are Energy Star® rated & approved
- PEX water lines
- Water shut-off valves at all sinks & toilets
- 5/8" fire rated drywall ceilings
- 1/2" drywall on all interior walls
- 3/4" OSB floor decking
- 96" sidewall height – per plan
- 100 amp electrical service
- 30-Gallon gas water heater
- Gas down-flow furnace with manual thermostat
- Steel outriggers on all exterior walls for support

Exterior

- Semi-gloss exterior paint with three color design featuring high-quality PPG® paint
- Class "A" fire-rated architectural shingles with Manufacturers 30-Year Limited Warranty
- High wind nailing pattern on all shingles (6 nails per shingles vs. 4 staples from other manufacturers)
- (2) exterior GFI protected patio outlets (locations vary per plan)
- 16" front overhang
- Sidewall eaves per plan (construction modifications can affect standard eave design)
- Craftsman-style shutters (per plan)
- Six-panel 36" fiberglass insulated entry door with deadbolt security lock
- Six-panel 32" fiberglass insulated rear entry door with deadbolt security lock

Exterior (cont.)

- All exterior doors with deadbolts feature a metal plate on door jam for added security
- Name brand fiber-cement exterior siding materials with Manufacturers 25-Year Limited Warranty
- 8" hardboard fascia & 4" hardboard corner & window trim

Interior Features

- 8' flat interior ceilings throughout
- 1/2" drywall on walls with square corners
- Orange peel-style textured finish on walls & ceilings
- White walls standard - choice of six additional optional interior wall colors
- Two-panel passage & wardrobe doors throughout
- Dramatic sculptured passage door moldings
- 3 1/4" sculptured floor moldings throughout (optional 5 1/4" also available!)
- (3) mortised hinges on passage doors
- Lever-style passage door locksets – satin nickel finish
- Hand-finished wood cabinets throughout with solid end panel construction
- Soft-close hidden hinges on cabinet doors
- Side-mounted metal drawer guides
- Rocker-style light switches with matching style wall outlets
- All copper wiring throughout
- Metal water shut-off valves at all fixtures
- 2" white faux wood blinds with matching wood valance
- Plumb/wire for washer & dryer
- USB receptacle in kitchen area for easy recharging of electronic devices
- White wood window casings throughout (Except bath areas)

Floor Coverings

- Group I carpet in living areas
- 1/2" rebond carpet pad
- "Easy Care" Congoleum® DiamondFlor™ vinyl flooring in kitchen, baths, utility, nook & dining areas (per plan)
- Vinyl entry floor

Lighting

- Designer-selected lighting in designated areas
- Switched wall outlet for lamp lighting in living room and all bedrooms (wall outlet designated by being installed upside down for easy identification)
- LED can lights in kitchen (2), hall, utility & walk-in wardrobes

Kitchen

- Whirlpool® white finished kitchen appliances
 - 30" gas freestanding range
 - 18 cubic foot double door refrigerator
- Moen® dual-handle faucet with Manufacturers Limited Lifetime Warranty on finish & parts
- Adjustable shelves in overhead cabinets finished with white lined cabinet interiors
- 8" deep stainless steel self-rimming sink
- Crown molding on all overhead cabinets
- Toe-kick heat register in base cabinets (per plan)
- Corian® finish countertops with 4" backsplash, 2" front drop edge

Master Bath

- Designer-selected light fixture above sinks
- 60" one-piece fiberglass tub / shower
- Corian® counters with 4" backsplash
- Beveled-edge mirrored medicine cabinet
- China self-rimming sinks
- Satin nickel lighting fixtures
- Towel bar & paper holder – satin nickel finish
- Elongated low-flow water-saving toilets
- Dual-handle faucet at lavy sink
- Moen® tub/shower faucet featuring pressure balance valves to help prevent temperature variations, reducing the chance of scalding
- Ceiling vented exhaust fan
- "Easy Care" Congoleum® DiamondFlor™ vinyl floor covering

Bath Two - per print

- Designer-selected light fixture above sink
- 60" one-piece fiberglass tub/shower
- "Easy-Care" Congoleum® DiamondFlor™ vinyl floor covering
- China self-rimming sinks
- Corian® counters with 4" backsplash
- Elongated low-flow water-saving toilets
- Satin nickel finished fixtures
- Towel bar & paper holder – satin nickel finish
- Ceiling vented exhaust fan
- Dual-handle faucet at lavy sink
- Moen® tub/shower faucet featuring pressure balance valves to help prevent temperature variations, reducing the chance of scalding

Silvercrest "Smart Choice" Options for Your "Smart Design" Home

- 2'x6' exterior wall studding with R-19 insulation for additional energy savings
- Energy-saving tankless gas water heater by Noritz®
- Reflective roof sheathing for a cooler roof attic area – saving you money on heating & cooling costs
- Tubular skylights that light home interiors without lighting during daylight hours saving energy
- Prep raceways for wall mount flat screen television
- Prep raceways for ceiling/wall mounted speaker locations
- WUI compliant structural package for homes located in California
- Whirlpool® Kitchen Appliance Package
- Fire sprinkler system
- Additional LED can lights
- Energy Star®

Contact Your Local Silvercrest Retailer for a Full Listing of Available Silvercrest Options

Due to continuous product development and improvement, prices, specifications, and materials are subject to change without notice or obligation. Square footage and other dimensions are approximate. Exterior images may be artist renderings and are not intended to be an accurate representation of the home. Renderings, photos and floor plans may be shown with optional features or third-party additions.



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