



**QUICK MOVE-IN**

FLOORPLAN  
**Beacon Pointe**

COMMUNITY  
**The Horizon At Brush Valley**



**4  
Beds**



**2.5  
Baths**



**2-Car  
Garage**



**3006  
Sq. Ft.**

This home offers a functional, well-appointed layout with thoughtful upgrades throughout.

On the main level, engineered vinyl plank flooring flows through the living areas, connecting the family room — with a gas fireplace, recessed lighting, and upgraded windows — to the morning room addition and the kitchen beyond. The kitchen features an island, quartz countertops, tile backsplash, upgraded cabinetry, stainless steel appliances, and recessed lighting. A dedicated study off the foyer provides a quiet, private workspace, and the mudroom includes a bench for everyday convenience.

Upstairs, the Owner's Suite includes a spacious walk-in...

**Penns Valley Area School District**

**Sales Office Hours**

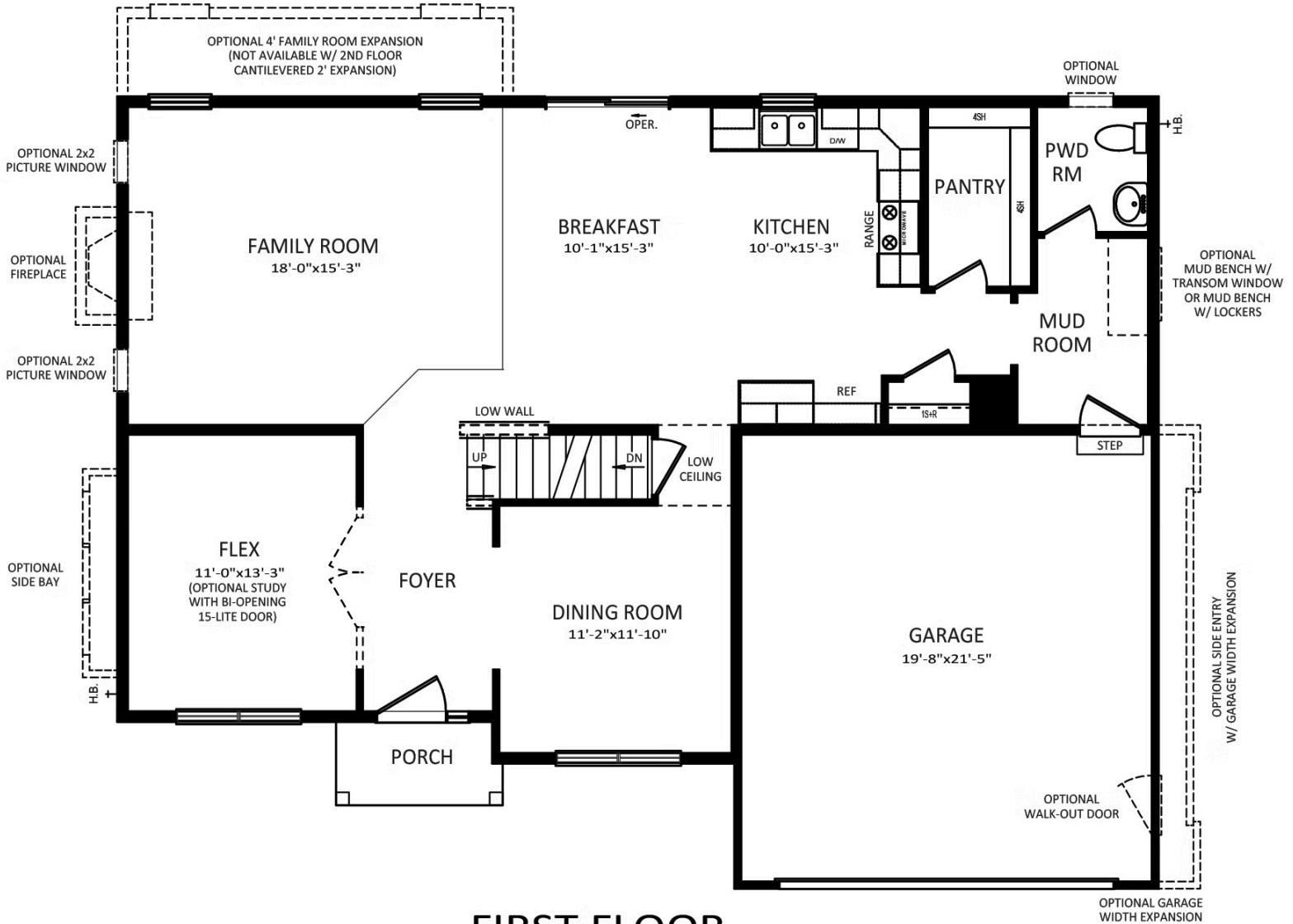
By Appointment: Wednesday - Saturday 10:00 am - 5:00 pm |  
Closed Sundays, Mondays, and Tuesdays



**Have Questions? Ask...**  
**KELLY**

(484) 772-2693 / [bhmarketing@berkshomes.com](mailto:bhmarketing@berkshomes.com)





**FIRST FLOOR**

BEACON POINTE FIRST LEVEL

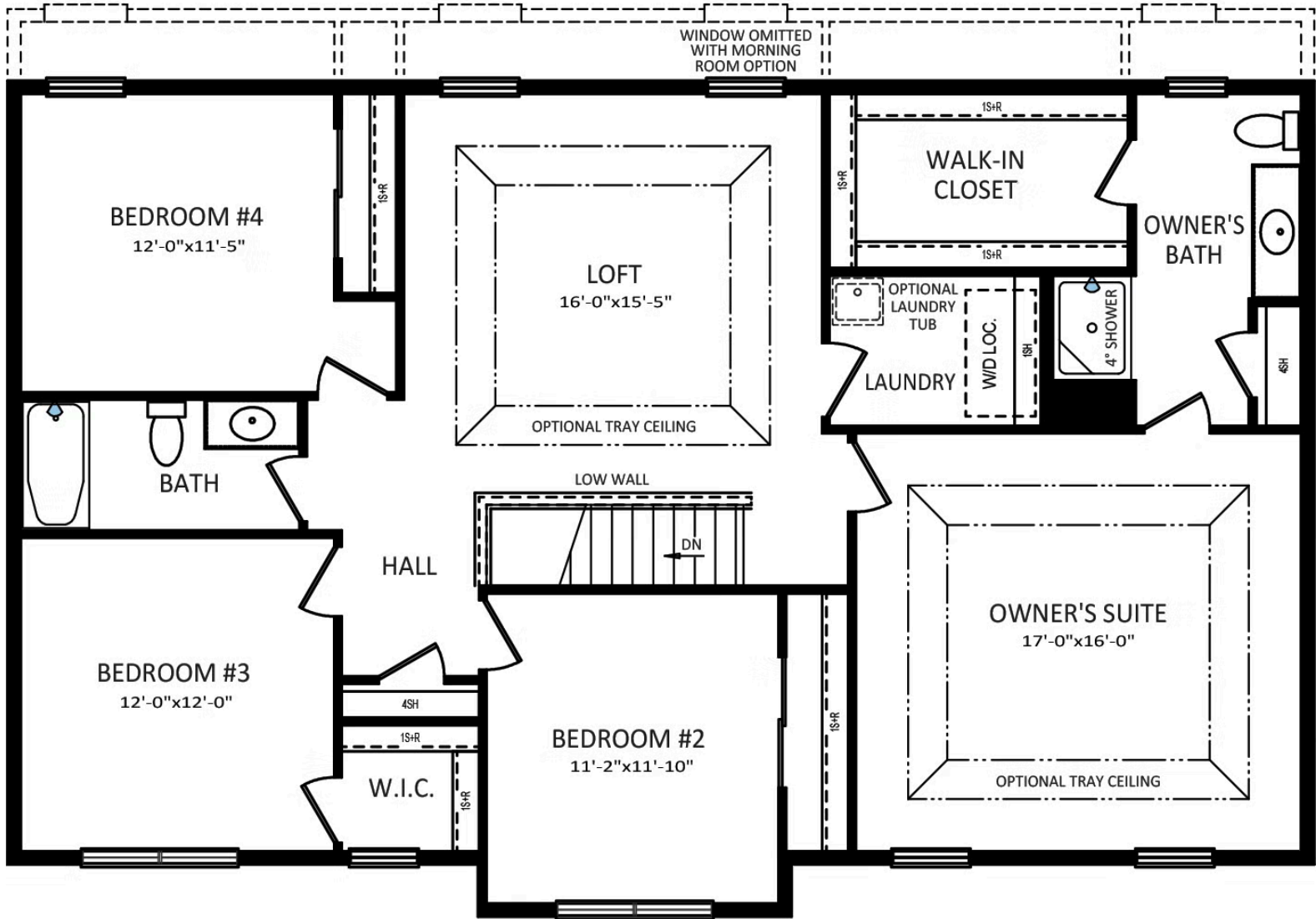


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OPTIONAL 2ND FLOOR CANTILEVERED 2' EXPANSION  
(NOT AVAILABLE WITH FAMILY ROOM EXPANSION)



## SECOND FLOOR

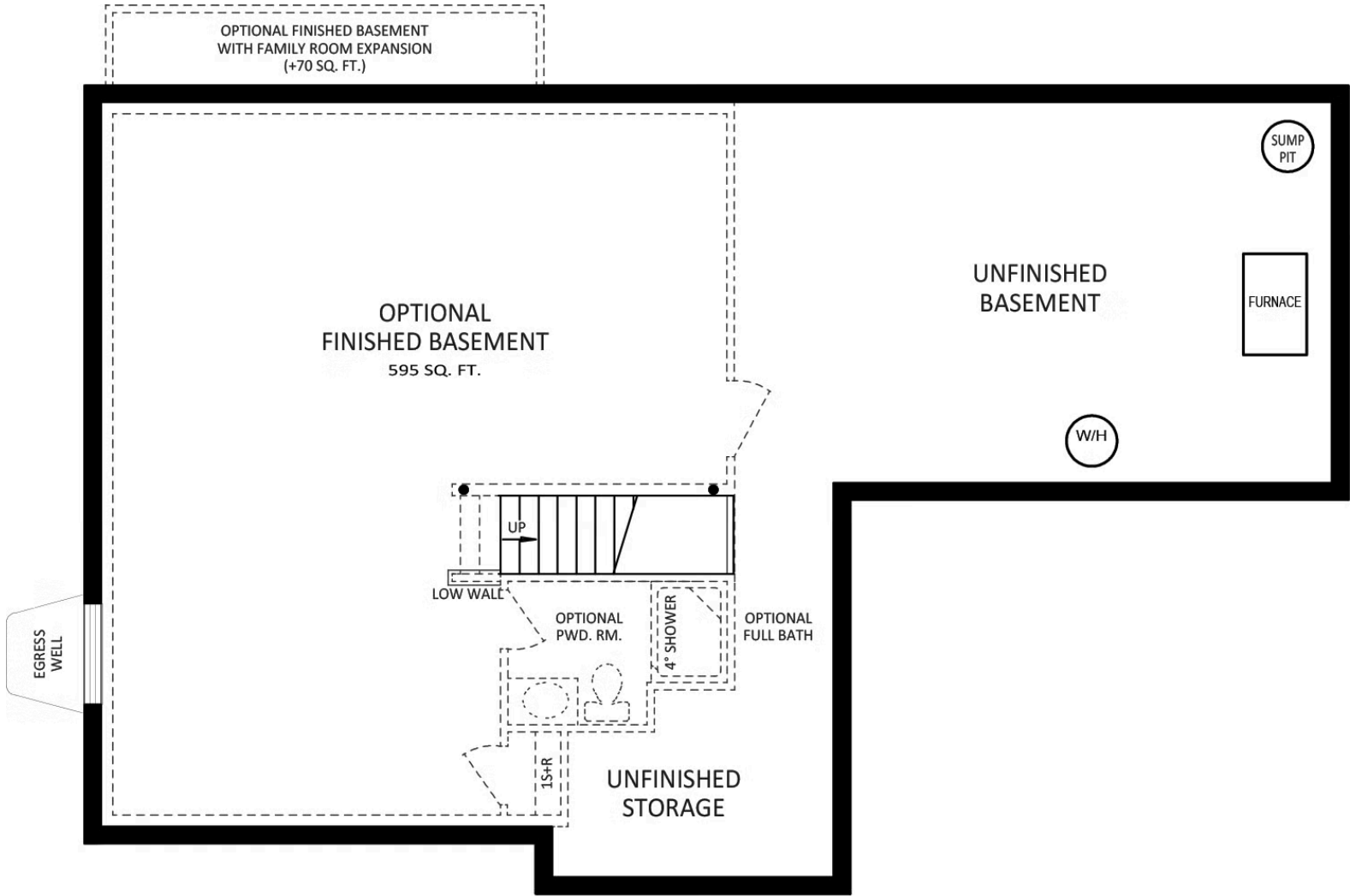
BEACON POINTE SECOND LEVEL



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## FOUNDATION

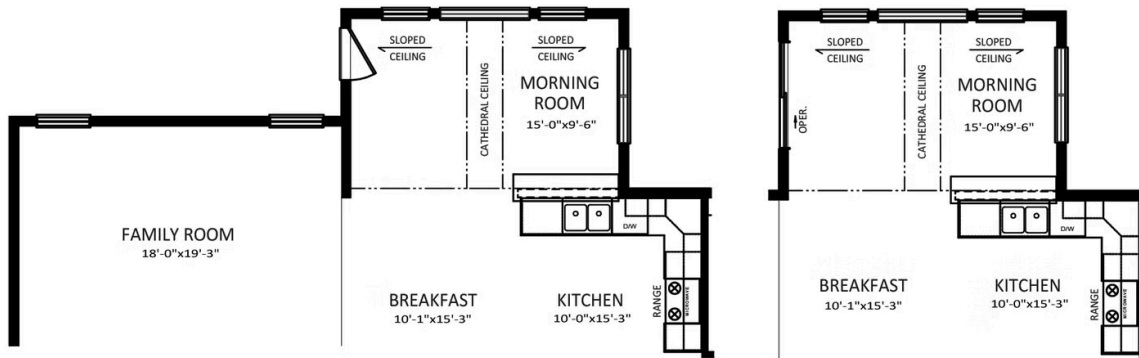
BEACON POINTE LOWER LEVEL



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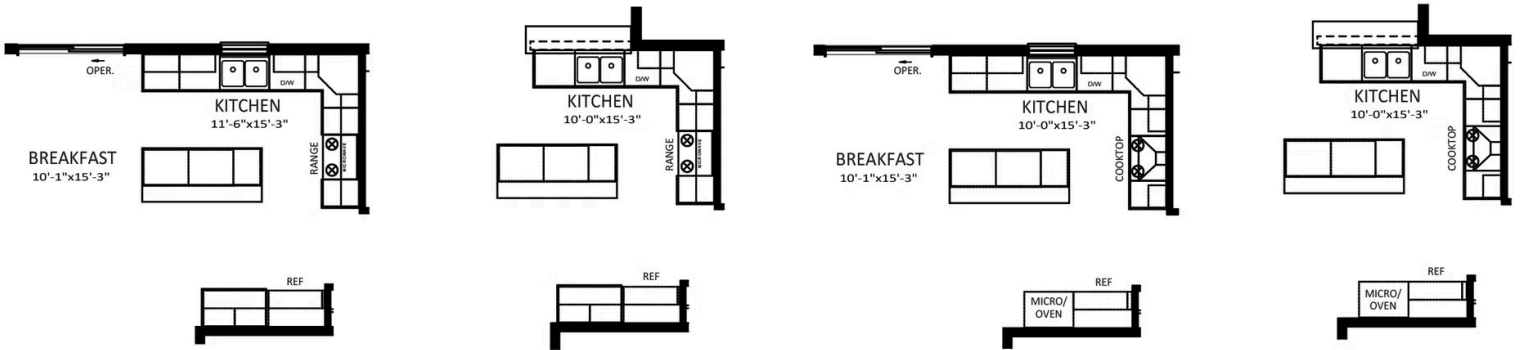
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**OPTIONAL MORNING ROOM W/  
FAMILY ROOM EXPANSION**  
(NOT AVAILABLE W/ 2ND FLOOR CANT. 2' EXP.)

**OPTIONAL MORNING ROOM**



**OPTIONAL  
ALTERNATE KITCHEN**

**OPTIONAL MORNING ROOM  
WITH GOURMET KITCHEN**

**OPTIONAL  
GOURMET KITCHEN**

**OPTIONAL GOURMET KITCHEN  
WITH MORNING ROOM**

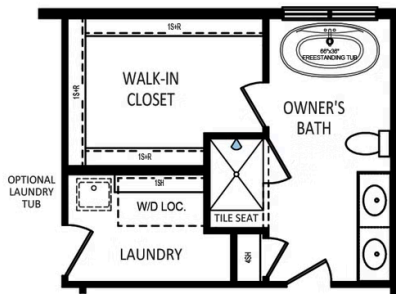
**BEACON POINTE FIRST LEVEL OPTIONS**



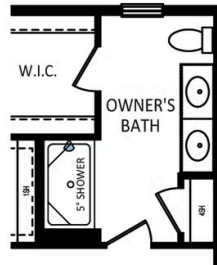
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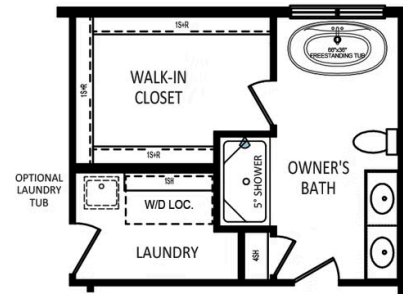




**OWNER'S BATH  
LUXURY BATH PACKAGE**  
(INCLUDES 2ND FLOOR CANT. 2' EXP.)  
(NOT AVAILABLE W/ FAMILY ROOM EXPANSION)



**OWNER'S BATH  
DOUBLE BOWL  
VANITY PACKAGE**



**OWNER'S BATH  
SERENITY BATH PACKAGE**  
(INCLUDES 2ND FLOOR CANT. 2' EXP.)  
(NOT AVAILABLE W/ FAMILY ROOM EXPANSION)

BEACON POINTE SECOND LEVEL OPTIONS



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