



KINGSMILL

Resort

CUSTOM HOMES

BURWELL'S BLUFF

STANDARD FEATURES

STYLISH INTERIORS

- Four distinctive two story Home Designs
- Professionally designed interior finish packages to choose from with styles and finishes of:
 - Cabinet Finishes
 - Plumbing Fixtures
 - Solid Surface Countertops
 - Lighting Schemes
 - Fireplace Surrounds
- GE Appliances Café Series
- Kohler Plumbing Fixtures
- Mohawk Hardwood flooring throughout 1st floor
- Timberlake 5" or Hartley Hickory 5"
- Ceramic Tile Kitchen Backsplash, All Bath floors and Showers, Laundry Room Floors
- Carpet all bedrooms Upstairs and Hall
- Hardwood Stairs and Railings with Wrought Iron Baluster
- Sherwin Williams Paint Colors
- Light Fixtures Allowance
- Interior Doors 8' Tall
- Custom Interior Trim Package
- Gas Fireplaces with Custom Mantles per plan

GOURMET KITCHENS

- Solid Surface countertops including a Solid Surface topped island with bar seating
- Wood cabinets with decorative paneled door fronts and crown molding
- Porcelain farmhouse sink with pullout faucet
- Stainless steel Energy-Star appliance package including: gas range, electric oven, refrigerator, dishwasher, microwave oven, garbage disposal and side by side washer and dryer

OWNER'S SUITES

- Access to exterior decks adjoining each Owner's Suite in all plans
- Walk-in closets
- Five-piece bathrooms with a soaking tub, frameless glass shower and private water closet in owner's bath
- Dual vanities with under-mount sinks
- 36" tall base cabinets in all baths
- Windows in all bathrooms allowing for natural daylight

GUEST OWNER'S SUITES (in most plans)

- The Heron and Osprey plans include a second Guest Owner's Suite with all the features of the main Owner's Suite

GUEST/ FAMILY BEDROOMS

- All with three piece en-suite bathrooms
- With tubs & shower combinations or walk in showers

ENERGY SAVINGS FEATURES

- Tyvek house wrap
- 16 SEER heating and cooling systems
- Programmable thermostat on First Floor
- Pella Dual pane windows with Low-E Glass
- 2" x 6" exterior walls with R-24 Spray Foam Insulation and R-38 ceiling insulation

SECURITY FEATURES

- Schlage Door locks and deadbolts
- Carbon monoxide and smoke detectors

EXTERIOR AND STRUCTURAL SPECIFICATIONS

- Cottage inspired exteriors with varying color palettes
- Two Car Garages
- Hardi- Plank siding
- Brick foundation
- Architectural shingles with Metal Roof Accents
- Ogee style aluminum gutter and downspouts
- Porches and decks
- Professionally designed landscaping included
- Conditioned Crawl Space
- 2x10 Roof Rafters per plan
- 7/16" Roof Sheathing
- PVC and Cement fiber exterior trim
- 2x6 Exterior Walls
- 2x4 Interior walls
- 10' Tall 1st Floor walls
- 9' Tall 2nd floor walls
- 3/4" ADVANTECH Subflooring
- 11 7/8" Engineered wood I Joists 1st floor

- Engineered Wood Open Web Floor System 2nd floor
- Exterior walls insulated with Sprayed Cellulose (except garage)
- Exterior powder coated aluminum railings
- Composite Deck flooring
- Exposed Aggregate Concrete Front Porch
- Exposed Aggregate Driveway and walkways
- Pella Encompass Windows
- PVC fence for HVAC equipment
- Therma-Tru Classic Craft Front Door 8' Smooth Star 8' secondary doors.

Floor plans and models are artist's conception and not intended to show specific detailing. Because we are always improving our homes, we reserve the right to substitute all materials, appliances and fixtures with like kind and quality and to change features, options and architectural details prior to purchase without notice. Some models may be reversed from floor plan. Furnishings and appliances are shown to aid you in visualizing floor plans and are not included in the sales price. Windows, ceilings and front porches may differ by model.