



# KINGSMILL

## *Resort*

CUSTOM HOMES

## ***THE ENCLAVE AT KINGSMILL***

### ***STANDARD FEATURES***

#### **STYLISH INTERIORS**

- Two distinctive two-story home designs
- Professionally designed interior finish packages to choose from with styles and finishes of:
  - Cabinets
  - Quartz countertops
  - Plumbing fixtures
  - Light fixtures
  - Fireplace surround
- GE Cafe Appliance package
- 5" Blue Ridge or Timarron hardwood flooring throughout first floor, except Owner's Bath floor
- Ceramic tile Kitchen backsplash, Bath floors, showers, and laundry room per plans
- Carpet in upstairs bedrooms and hall
- Hardwood stairs and railings with wrought iron baluster and painted wood newel posts
- Sherwin Williams paint colors
- Interior doors 8' tall
- Custom interior trim package
- Gas fireplace with mantle and surround
- Clerestory windows and vaulted ceilings to maximize daylight

#### **GOURMET KITCHEN**

- Quartz countertops including a quartz-topped island with bar seating
- Wood cabinets with decorative paneled door fronts and crown molding
- Undermount Kitchen sink
- Stainless steel Energy Star appliance package, including gas range, electric oven, refrigerator, dishwasher, microwave oven drawer, garbage disposal, and side-by-side washer and dryer

#### **OWNER'S SUITE**

- Access to Terrace adjoining Owner's Suite in Magnolia model
- Walk-in closet
- Five-piece bathroom with a soaking tub, frameless glass shower, and private water closet
- Dual vanities with under-mount sinks
- 36" tall base cabinets in all baths

#### **GUEST/FAMILY BEDROOMS**

- Three-piece en-suite bathroom with tub shower or walk-in shower

## **EXTERIOR AND STRUCTURAL SPECIFICATIONS**

- Modern farmhouse inspired exteriors
- Two car garages
- Hardi-Plank siding
- Brick foundation
- Architectural shingles with metal roof accents
- 5" seamless gutters
- Porch and Terrace
- Professionally designed landscaping included
- 2 x 12 roof rafters per plan
- 7 / 16" roof sheathing
- PVC exterior trim
- 2 x 6 exterior walls
- 2 x 4 interior walls
- 10' first floor ceiling height
- 9' second floor ceiling height
- 3/4" ADV ANTECH subflooring
- Concrete slab first floor
- Engineered wood open web floor system second floor
- Exterior walls insulated with sprayed cellulose ( except Garage)
- Exterior powder-coated aluminum Railings

- Exposed aggregate concrete Front Porch and Terrace floor with brick border
- Exposed aggregate driveway and walkways
- Pella Encompass series windows
- PVC fence for HVAC equipment
- 8' Therma-Tru 6-panel front door and 8' sliding door in rear

## **ENERGY SAVINGS FEATURES**

- Tyvek house wrap
- 16 SEER heating and cooling system
- Programmable thermostat on First Floor
- Pella double hung windows with Low-E glass
- 2 x 6 exterior walls with R-24 spray foam insulation and R-38 ceiling insulation
- 75-gallon quick recovery gas water heater

## **HOME SAFETY**

- Schlage door locks and deadbolts
- Carbon monoxide and smoke detectors.

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. Prices subject to change without notice.