

Kingwood Manor Distinctive Features - Country Manor Collection

Gracious Exteriors

- ❖ 2 or 3 Car Side Entry Garage (per plan)
- ❖ Premium quality Vinyl siding
- ❖ Maintenance-Free Vinyl Soffits
- ❖ Maintenance-Free Aluminum Clad Trim
- ❖ Maintenance-Free Vinyl Insulated Windows
- ❖ Insulated fiberglass entrance door – single door with side lights as per plan
- ❖ 25 Year Self-Sealing Roof Shingles
- ❖ Gravel Driveways
- ❖ Country Slate Front Walkway
- ❖ Grading and Seeding of Cleared Areas

Stylish Interiors

- ❖ 9' Ceilings on First Floor
- ❖ Voluminous 2 Story Foyer (per plan)
- ❖ Vaulted or 2 Story Family Room (in selected models/per plan)
- ❖ Master Bedroom Volume Ceiling (per plan)
- ❖ Wood burning fireplace in Family Room
- ❖ Custom Crown Molding treatments in Foyer, Dining Room & Living Room
- ❖ Natural Oak Stair Rail with Natural Oak Treads and Painted Balusters on Staircase
- ❖ Secondary Staircase with Oak Rails & painted balusters (per plan)
- ❖ Colonial Chair Rail in Dining Room
- ❖ Colonial Raised Panel Paint grade Interior Doors
- ❖ Polished Brass Door Hardware
- ❖ Painted Colonial Trim Package throughout –
- ❖ Over sized 5¼ “ base trim on 1st floor & 3¼” on 2nd floor, 21/4 door casing
- ❖ 21/4 Window Casing
- ❖ Vinyl Ventilated Shelving in Closets
- ❖ Elongated Kohler toilets

Community Features

- ❖ Landscaped Detention Basin
- ❖ 10 Year Homeowner Warranty
- ❖ Well & Septic
- ❖ Propane Gas

Gourmet Kitchens

- ❖ Custom crafted raised panel maple wood 42” Wall Cabinets and Crown Molding
- ❖ Luxurious Eat-in Kitchen with Center Island
- ❖ *G.E.* Gas Cook top
- ❖ *G.E.* Deluxe Electric Self-Cleaning Wall Oven with Microwave
- ❖ *G.E.* Deluxe Multi-Cycle Insulated Dishwasher
- ❖ Icemaker Line For Refrigerator
- ❖ Designer Granite Countertops
- ❖ Walk-in Pantry Closet (Per Plan)

Master Bath

- ❖ Oversized Kohler Soaking Tub with Ceramic Tiled Surround
- ❖ Ceramic Tiled Shower with Glass Enclosure
- ❖ Custom Maple Raised Panel Vanity with Drawers
- ❖ Designer Cultured Marble Countertop w/2 sinks & single lever faucets
- ❖ Full Width Mirror Over Vanity
- ❖ Water-Saver Commode

Additional Baths

- ❖ Tub with Ceramic Tiled Surround
- ❖ Water-Saver Commode
- ❖ Custom Maple Raised Vanity
- ❖ Cultured Marble Countertop with Sink and Single Lever Faucet (2 sinks as per plan)
- ❖ Recessed Medicine Cabinet
- ❖ Full Width Mirror Over Vanity

Powder Room

- ❖ Pedestal Sink with 2 Handles
- ❖ Oval Wall Mirror
- ❖ Water-Saver Commode

Quality Flooring

- ❖ 12 x 12 Ceramic Tile in Foyer
- ❖ 8 x 8 Tile Package in Master and Main Bath
- ❖ 12 x 12 Ceramic Tile in Kitchen, Breakfast area, Laundry Room and Powder Room
- ❖ Plush Carpeting with 3/8” Padding in Family Room, Living Room, Dining Rooms & Bedrooms

Safety and Convenience

- ❖ Spacious Full Basement
- ❖ UL Approved Smoke Detectors with Battery Backup
- ❖ GFI Electrical Outlets in Kitchen, Baths and Front and Rear Exterior
- ❖ Front and Rear Frost-Free Hose Bibs
- ❖ Anti-scald Pressure Balanced Showerheads
- ❖ Copper Electrical Wiring
- ❖ Front, Rear and Garage Entrance Lights
- ❖ 200 AMP Electrical Service
- ❖ Pre-wired for 3 Cable and 3 Telephone Outlets
- ❖ Washer and Dryer Hookups in Laundry Room
- ❖ 8 Recessed Lights

Energy Saving Features

- ❖ 2 Zone High Efficiency 13 SEER Central Air Conditioning
- ❖ 2 Zone 92% Efficient Gas Forced Hot Air Heat
- ❖ Programmable Set Back Thermostat
- ❖ Insulated Vinyl Double Glazed Windows with Screens
- ❖ Insulated Vinyl Double Glazed Patio Door with Screen
- ❖ High Efficiency R-13 Insulation in Walls and R-30 in Attic (R-19 when Vaulted/Cathedral)
- ❖ Insulated Metal Exterior Doors
- ❖ 75 Gallon Gas Hot Water Heater

08/25/09

* subject to errors, omissions and substitutions