

# Kingdom Heights

## FEATURES



### INTERIOR FEATURES

- ❖ Ceramic Tile in Foyer, Kitchen/ Breakfast, Baths, Utility
- ❖ 9' first floor ceiling height
- ❖ First & second floor painted wood spindles
- ❖ Stain protected, high quality, durable carpet
- ❖ 3-1/4" Base Trim
- ❖ Moen plumbing fixtures
- ❖ 6-Panel textured interior doors
- ❖ Kwikset-Satin Nickel Door hardware
- ❖ Raised Ceiling in the family room, living room & master bedroom (when available—per plan)
- ❖ 52' ceiling fan w/ light kit in family room, master bedroom
- ❖ Rounded sheetrock corners per plan
- ❖ All Bedrooms braced & wired for ceiling fans
- ❖ *Main Distribution Panel:*
  - Coordinates phone, cable, data, security
  - Phone: Bedrooms, Kitchen & Game Room
  - Cable: Bedrooms, Family Room & Game Room

### KITCHEN

- ❖ 36" Upper Flat-Panel Maple Cabinets
- ❖ GE Black Appliances
  - Gas Range w/ large oven capacity
  - Over-the-range microwave
  - 4 cycle Dishwasher w/ heavy wash & sound insulation
- ❖ Laminate countertops
- ❖ Ceramic Tile backsplash
- ❖ Stainless steel top mounted sink w/ 1/3 horsepower disposal
- ❖ Ice maker connection
- ❖ Recessed lighting
- ❖ SN Pull Out Kitchen Fixture

### MASTER SUITE

- ❖ Garden Tub
- ❖ Ceramic Tile master shower (Walls & Floor)
- ❖ Raised Ceiling\*
- ❖ Walk-in closets\*
- ❖ *Laminate vanity tops with ceramic bowl(s)*
- ❖ Chrome lavatory & tub faucets
- ❖ Deluxe tall, elongated toilet

### SECONDARY BATHROOMS

- ❖ *Laminate vanity top w/ ceramic bowl(s)*
- ❖ Chrome lavatory & tub faucets
- ❖ White Sterling tub w/ Sterling walls
- ❖ Pedestal sink with decorative mirror in Powder Room\*

### SECURITY FEATURES

- ❖ Complete Alarm system
- ❖ Deadbolt locks on exterior doors.
- ❖ Kik-Guard door jamb reinforcement on exterior doors
- ❖ Smoke detectors w/ battery back-up
- ❖ Security Camera Pre-wire
- ❖ Carbon Monoxide Detectors

### EXTERIOR FEATURES

- ❖ *Fiberglass Front Door—Stained*
- ❖ *Clay American made brick*
- ❖ *4 sides brick—1st Floor*
- ❖ Cast stone address block
- ❖ 30 Year Architectural Shingles
- ❖ 6-panel stained front door
- ❖ Vinyl Windows with tilt sash feature; *Insulated Low-E-Double-Pane Windows with divided lights on front elevation*
- ❖ Raised-panel, steel overhead garage door
- ❖ Fully sodded front yard w/ landscaping
- ❖ 2 Oak Trees
- ❖ 6' wood privacy fence from rear corner of house w/ single gate on garage side
- ❖ Backyard Sod
- ❖ Aluminum gutters front of Home
- ❖ Covered Patio (Size varies per plan)
- ❖ Fence
- ❖ Front Doorbell
- ❖ 2 Coach Lights

### CONSTRUCTION FEATURES

- ❖ Site engineered foundation system.
- ❖ Fiber Cement lap siding for extended durability
- ❖ Ridge Vents for superior attic ventilation
- ❖ Metal valley flashing w/ shingles on top
- ❖ Pest Defense "Tubes in the wall" pest control system and borate treatment
- ❖ Radiant Barrier roof sheathing
- ❖ Tongue & Groove 3/4" sub-floor secured w/ nails, screws & adhesive
- ❖ Drywall finished garages
- ❖ Copper electrical wiring
- ❖ 10 Year Limited Home Warranty
- ❖ Superior PEX Plumbing System: Safe, quiet, clean, energy efficient plumbing system

### ENERGY FEATURES

- ❖ 14 SEER Air Conditioning system w/ fresh air intake and media filter
- ❖ Gas furnace w/ electronic ignition
- ❖ 40-gallon gas water heater
- ❖ Electric dryer connection
- ❖ R-13 insulation in exterior walls
- ❖ R-30 blown attic insulation
- ❖ *Energy saving LED Lightbulbs*
- ❖ Polycel exterior openings to reduce air infiltration
- ❖ Fluorescent lighting in garage

\*When designated on plan.



Effective: 10/26/18

Features are subject to change without notice.  
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