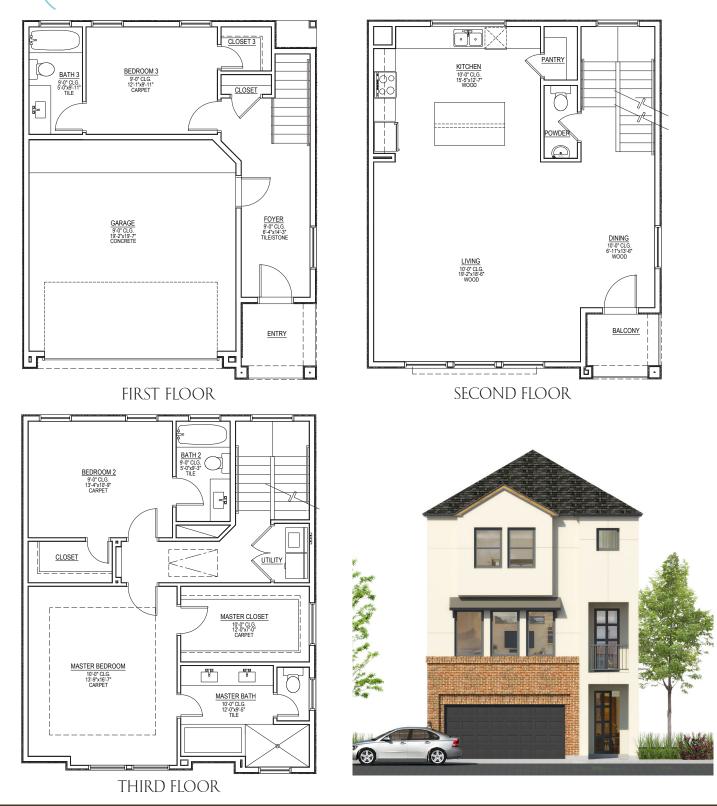




# CITY HOMES KENSINGTON GREEN THOICE THE ELLIE - 2,038 SQ.FT.



#### IS THE ULTIMATE LUXURY ΩH( $\mathbf{F}$

CITY HOMES KENSINGTON GREEN THE ALICE - 2,099 SQ.FT. , To CLOSET 3 PANTRY KITCHEN 12'-0" CLG. 16'-0"x12'-6" WOOD BEDROOM 3 9'-0" CLG. 12'-3"x13'-0" CARPET CLOSET BATH 3 9'-0" CLG. 5'-0"x13'-0 TILE R 2-0 2 OWDE DINING 12'-0" CLG 8'-9"x20'-6" FOYER 9'-0" CLG. 5'-2"x18'-6" TILE/STON GARAGE 9'-0" CLG. 19'-2"x19'-7" CONCRETE LIVING 12'-0" CLG. 16'-0"x17'-6" WOOD ENTRY · · BALCONY םן U SECOND FLOOR FIRST FLOOR BATH 2 9'-0" CLG. 5'-0"x9'-4" TILE BEDROOM 2 9'-0" CLG. 12'-1"x10'-10" CARPET -CLOSET UTILITY MASTER CLOSET 9'-0" CLG. 9'-10"x6'-4" CARPET MASTER BEDROOM 10'-0" CLG. 14'-7"x19'-0" CAPPET MASTER BATH 9'-0" CLG. 9'-10"x12'-4" TILE Þ THIRD FLOOR



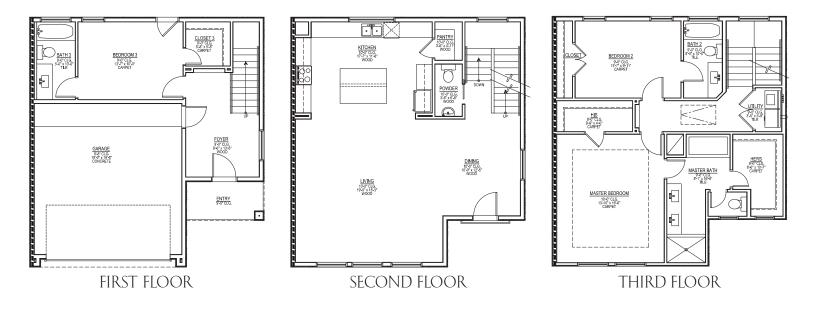
CITY HOMES CHOICE

# CITY HOMES KENSINGTON GREEN CHOICE THE JAMES II - 2,150 SQ.FT.





# CITY HOMES KENSINGTON GREEN CHOICE THE ELLIS - 2,154 SQ.FT.

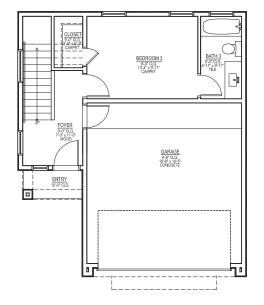




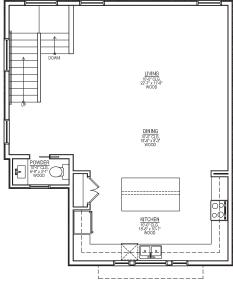


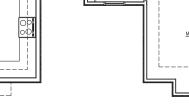


# CITY HOMES KENSINGTON GREEN CHOICE THE JAMIE - 1,897 SQ.FT.

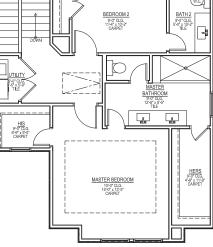


FIRST FLOOR





SECOND FLOOR



THIRD FLOOR







## KENSINGTON GREEN FEATURES & SPECIFICATIONS

#### FIRST FLOOR (ENTRY WAY, MASTER BEDROOM, MASTER BATH):

- Porcelain in Entry Hall
- First Bedroom Carpet
- Travertine Floors in Bathroom and Shower
- Quartz Countertops
- Undermounted Sink
- Moen Plumbing Fixtures

#### Master Bathroom:

- Porcelain Tile, Bath & Shower Tile
- Free-Standing Jetted Corner Tub or Soaking Tub
- Frameless Shower
- Moen Plumbing Fixtures
- Undermounted Sink
- Quartz Countertops
- Shaker Cabinets

#### SECOND FLOOR (KITCHEN, DINING, LIVING ROOM,

- TWO BEDROOMS, SECONDARY BATH, POWDER BATH):
- Solid Oak Floors throughout Second Floor (Finish to be Determined)
- Wood Treads on Stairs
- Quartz Countertops
- Subway Backsplash
- Shaker Cabinets
- Powder Room with Pedestal Sink
- Under Cabinet Lighting

#### **APPLIANCES:**

- Washer: Samsung WF42H5000AW
- Dryer: Samsung DV42H5000EW
- Dishwasher: Samsung DW80M2020US
- Cooktop: Samsung NX58K3310SS
- Microwave: Samsung ME16K3000AS
- Refrigerator: Samsung RS25J500DSR

#### Secondary Bathroom:

- Porcelain Flooring in Shower/Bath
- Quartz Countertops
- Undermounted Sink
- Moen Plumbing Fixtures
- Shaker Style Cabinets

#### **MECHANICAL SPECIFICATIONS:**

#### Foundation:

- Engineered Post Tension Foundation
- 3,000 PSI Concrete
- Engineered Building Pads

#### Frame and Cornice:

- Engineered Structural Framing
- Yellow Pine Ceiling Joists 16" (+or-) 0.C.

- Yellow Pine Rafters, 16" (+or-) 0.C.
- 7/16" OSB Roof Decking with TechShield Radiant Barrier
- 7/16" OSB Sheathing
- Engineered Wood Trusses per Floor
- 3/4" Tongue and Groove Subfloor
- Cem Plank Siding
- All Subfloor is Glued, Nailed and Screwed
- Anthony Power Beams
- Windstorm per Plans and Codes

#### Windows:

• Aluminum Frame, Insulated (Double pane), Clear Glass with Low-E

#### **Ceiling Heights:**

- 10' First Floor
- 10' and 12' Second Floor

#### Masonry:

- 3/4" Conventional Stucco System
- Conflex Elastomeric Coating

#### **Roofing:**

• 30-Year Roof Shingle

#### Air Conditioning and Heating:

- 4 Ton 14.5 SEER System
- Dual Zone A/C
- Champion Condensing Unit
- Champion Furnace
- R-8/6 Silver Flex Duct in Attic
- Programmable Thermostats

#### Electrical:

- All Copper Wiring throughout the House
- GFI Safety Switches where Required by Codes
- 150 AMP Main Electric Panel
- All Other Electrical Wiring as per Floor Plans
- Recessed Can Lighting
- Chrome in Baths; Chrome in Dining

#### **Plumbing:**

- CPVC Vents and Drain Pipes
- Black Steel Pipes for Gas
- Insulated Exposed Water Lines
- (1) Water Heater
- Moen Chrome Plumbing Fixtures

#### Insulation:

Area:	Material:	R-Value:	Thickness:
Exterior Wall	.s Batt	R-13	3.5″
Ceilings	Batt	R-19	6.25″
Attic	Blown Cellulose	R-38	12″

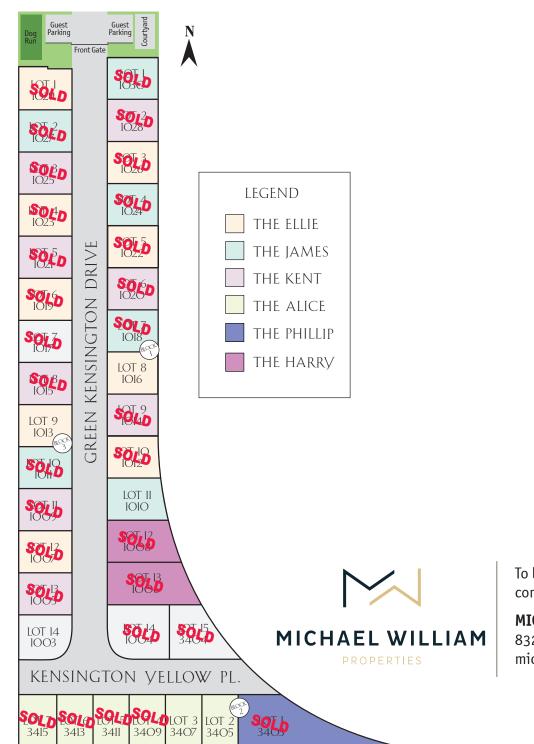
### CHOICE IS THE ULTIMATE LUXURY

Price, plans and specifications are subject to change without notice. All tile and countertops are natural stone and do vary in color. Not one piece is similar to another, colors and patterns may vary, and will not look exactly like samples given. All finishes have been pre-selected. Please note that finishes are subject to change without notice prior to contract being executed. Changes are at the builder's discretion and depend on pricing and availability. Revised 02/2018



CITY HOMES CHOICE

# CITY HOMES KENSINGTON GREEN CHOICE SITE MAP



To learn more about this community, please contact:

MICHAEL AFSHARI 832.875.3252 michaela@michaelwilliam.com

