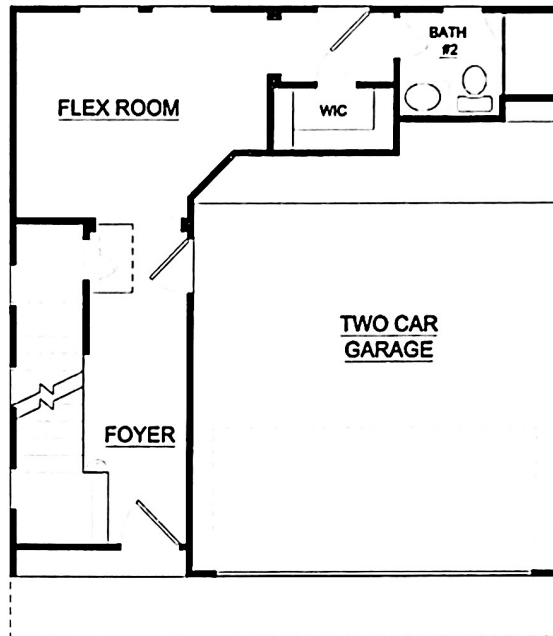
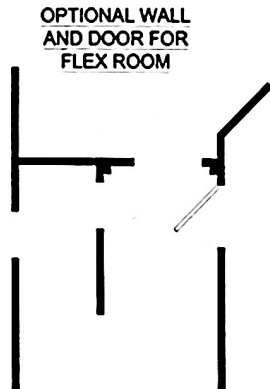
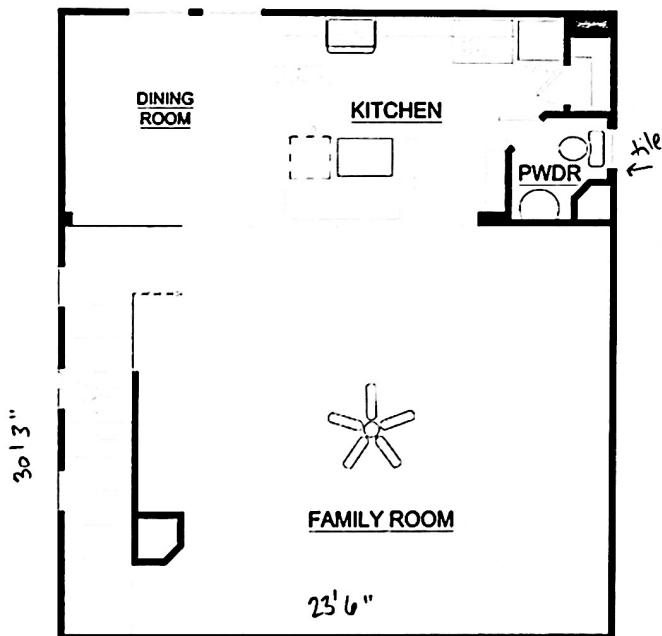




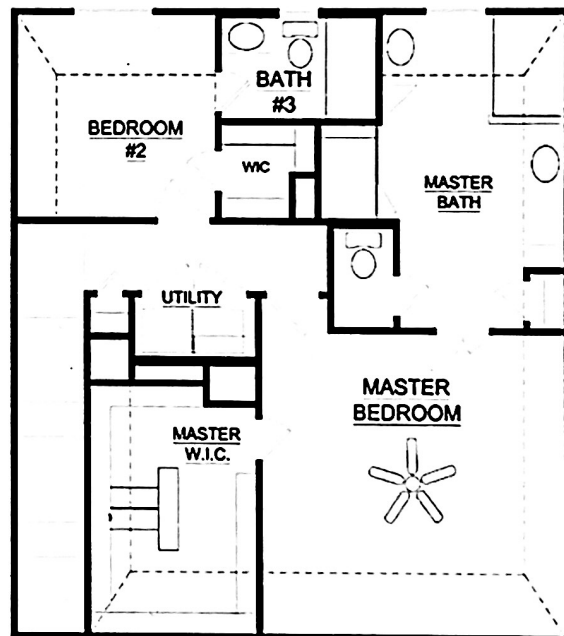
*The Villas*  
AT KINGWOOD ESTATES



FIRST FLOOR



SECOND FLOOR



THIRD FLOOR



*Florence*  
9002 Plan  
1915 Sq.Ft.



# Kingwood Estates

Included In Your New Home



## DISTINCTIVE EXTERIORS:

- Timeless stone, and stucco elevation design on all four sides at first floor (front per plan)
- Half leaded glass door
- Tile balconies with wrought iron railings and French doors\*
- **Wayne Dalton** insulated Sonoma style metal overhead garage doors with decorative hardware and includes| garage door openers
- **Kwikset** exterior brushed nickel handle-set and deadbolt with Smart Key technology
- LED doorbell
- Accommodating exterior lighting package equipped with coach lights, one-bulb fixtures, and surface mount lights \*
- Exterior GFI-Guarded electrical box
- Weather-proof GFCI outlets provided at front porch, rear patio, and garage
- Decorative address block \*
- Full gutters \*
- **James Hardie** cement fiber siding, soffit, and trim
- Composite shingles with 30-year limited warranty
- Traditional high-pitched roof
- Vinyl window frames
- Half glass metal rear door to back yard
- Beautiful landscape package equipped with a fully sodded front and back yard with crushed granite on the sides, 3 live oaks, shrubs, and for privacy a fully enclosed back yard with genuine 6' cedar fence \*

## LUXURIOUS INTERIORS:

- Elegant brushed nickel lighting fixtures and door hardware with privacy and passage knobs and rocker switched throughout home
- Home comes pre-wired for security system
- All bedrooms are conveniently pre-wired for ceiling fans; all bedrooms, family room, and game room are pre-wired for telephone and cable \*
- Spacious 9' ceilings on first floor
- Colonial style (6 raised panel) doors
- Brushed nickel ceiling fan provided in master bedroom,

- and game room \*; ceiling fan in family room with rheostat switch
- Family room and media room are pre-wired for surround sound to TV cable \*
- Hardwood flooring at entry, kitchen/breakfast, dining room, family room, and media room \*
- Ceramic tile in all baths and utility room
- Smoke/carbon monoxide detectors
- Low VOC (Volatile Organic Compound) interior paint
- Rounded sheetrock corners except at windows
- Cozy standard carpet over nominal 1/2" pad
- Separate full-sized utility room with exhaust fans, shelving, and clothing rod
- Crown and chair moulding \*
- Hand-stained oak handrails at stairs with wrought iron spindles
- Recessed can lighting in family room
- Built-in desk areas \*

## GOURMET KITCHENS:

- Sleek granite countertops with a 1.5" flat edge
- Undermount stainless steel sink with **Moen** faucet, vegetable sprayer, and disposal
- Beautiful 42" raised panel maple cabinetry with undercabinet lighting
- Built-in kitchen with black and stainless steel appliances including dishwasher
- Energy saving gas cooktop with hood vented to the outside
- Detailed 12"x12" ceramic tile backsplash
- Conveniently pre-wired for telephone
- Recessed can lighting

## STUNNING BATHROOMS:

- High quality **Moen** brushed nickel plumbing fixtures
- Luxurious honed marble vanity sinks with recessed oval bowl
- Raised panel maple cabinets
- Relaxing tub/shower combination in secondary baths
- Detailed 12"x12" ceramic tile surrounds
- Formal powder room with pedestal sink \*

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