

# LUXURY INCLUDED



## KingsBridge

### Dartbrook Amenities

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*Since 1967 Shaddock Homes has delivered breathtaking home designs and legendary quality. Every attention to detail is skillfully attributed to superb craftsmanship and professionalism from every aspect of the homebuilding process and enjoyed by our homeowners for years to come.*

#### GOURMET KITCHENS

- Handcrafted and custom designed Knotty Alder cabinets with choice of stain
- 42" kitchen uppers including 36" wood hood, tray divider, bump out at cooktop; choice of door style
- Island post standard with crown molding
- Level 6 granite countertops
- Ceramic tile backsplash
- Delta© stainless steel single lever pull out faucet
- Oversized Artisan stainless steel under mount sink
- GE stainless steel package
  - \* GE 30" stainless steel gas cooktop with wood hood & liner
  - \* GE 30" stainless single oven
  - \* GE stainless steel Built-in Energy Star dishwasher
  - \* Built-in microwave
  - \* 1/2 horsepower food disposal in sink

#### MASTER RETREAT/BATH

- Delta© Ashlyn Series Faucet 8" widespread in Polished Chrome finish pressure balanced
- Level 6 granite countertops
- Relaxing tub with Polished Chrome spout
- Large showers with decorative tile walls & mud pan
- Hand laid ceramic tile floors
- Comfort height commode
- Delta© Ashlyn Series bath hardware

#### ENERGY EFFICIENCY FEATURES

- Our Energy Star certification comes from a third party to assure compliance for you new home!
- Energy Star Low-E vinyl "Tilt-In-Sash" windows with divided light on front elevation
- Rheem Tankless Water Heater is space saving, provides an endless stream of hot water- up to 40% in energy costs savings
- Radiant Barrier Roof Decking and R-38 attic insulation provide for a cooler attic and reduction in monthly AC bills up to 17%
- Thermo-Ply® Sheathing provides an efficient building envelope protecting from heat and moisture
- Zurn PEX Plumbing Systems expands 300% to prevent freeze break, corrosion and build-up
- 80 CFM bath/utility fans
- Lennox iComfort M30 wi-fi thermostat, excellent tool for lower energy costs
- Variable speed furnace uses approximately 2/3 less energy when compared to single stage

- Energy Star Lennox 16 SEER rated Heating and Cooling System engineered specifically for your home
- Electronically controlled air intake
- Return air and passive duct systems
- MERV 10 returns, air filters reduce the particles in the air
- LP® SmartSide® Soffit material and Roof Ridge vents for proper ventilation of your attic

#### ELEGANT INTERIORS

- Consultation with our design team to personalize your home at our state of the art Shaddock Homes Design Studio
- Extensive recessed can lighting
- Rounded sheetrock corners at impact areas
- 5 1/4" paint grade base trim throughout
- Crown Molding in Foyer and Formal Dining
- Oak Starter Step on main staircase
- 10' Plate line with raised panel 6'-8" interior doors on 1st floor; choice of style
- 9' Plate line with raised panel 6'-8" interior doors on 2nd floor; choice of style
- Designer tile in Foyer, Kitchen, Nook, Master Bath, Master Water Closet, Powder Bath, Utility, Secondary Bathroom Vanities and Wet Areas
- Schlage Solstice Chrome interior door levers
- 4 cable and 4 CAT 5 telephone outlets



There may be existing or future design changes made in the floorplans, building products, methods, square footage or designs used in our homes that are not reflected in our information, sales center or in our models. The materials, designs, square footages, features and amenities shown are based upon current development plans, which are subject to change without notice. No guarantee is made that the designs, square footages, materials, features and amenities depicted by artist's renderings or otherwise described will be built, or if built, will be of the same type, size or nature as depicted or described. All stone and metal roofs are optional and do not come standard. Prices and terms subject to change without notice. 5.14.2018

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## *KingsBridge*

### Dartbrook Amenities - Cont.

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#### ELEGANT INTERIORS - CON'T

- Block and pre-wire in family room, study, all bedrooms, game room, and patio for fans
- Name brand carpet with ½" carpet pad
- Distinctive stained carved wood handrail and newel post on stairways with elegant wrought iron balusters
- Inviting 42" B-vent fireplace with tile surround and gas logs
- Single stage paint grade mantle with decorative legs (per plan) with choice of style
- Full Security system switched at all exterior doors and operable windows with two keypads

#### CUSTOM EXTERIORS

- Distinctive architectural styling per plan
- Brick Front Porches
- Elegant 8' Knotty Alder 2 panel front door
- 30 year architectural grade shingles
- Foundation Irrigation drip system
- 6ft board on board fence with Steel Posts
- Full sod and automated sprinkler system with rain sensor
- Beautiful custom landscape package
- Full Guttering with Downspouts
- Lift master 1/2 hp belt driven garage door with IQ technology with 1 garage door opener and 1 outdoor keypad

#### CONSTRUCTION/TECHNICAL DETAILS

- Our Home Energy Rating certification comes from a third party to assure compliance for your new home!
- Individually engineer designed post-tension foundation
- All studs 16" on center with stud finger jointed 2" x 4" per plan and construction grade plate material
- PEX Plumbing Systems for a more durable interior plumbing solution that can expand up to 300% to prevent freeze breaks
- Smoke Detectors and CO2 detectors
- Heating and A/C specifications are engineered and zoned per plan
- Honeywell Touch screen programmable wifi enabled thermostats
- Poly-seal insulation at all electrical and plumbing wall penetrations and lumber wall base plates
- 7.1 stereo surround wiring in optional media room
- R-13 exterior walls of improved Living
- R-30 Garage Ceilings with Living area above
- R-19 vaulted ceilings and attic walls of living
- R-22 non-blowable ceilings of improved living
- R-38 blowable ceilings of improved living areas
- Weyerhaeuser 3/4" EdgeGold floor panels-50 year limited warranty
- Taexx built-in pest control system with Borate Termite application

#### QUALITY ASSURANCE

- 12 Month Warranty by Shaddock Homes
- 2-year manufactures warranty on heating and A/C systems
- 10 year Third Party structural warranty protection
- We welcome each homeowner to be involved throughout the construction phase with direct contact to the builder of their home



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