



INCLUDED FEATURES

GRAND OAKS OVERLOOKING WOODMONT GOLF AND COUNTRY CLUB

COMMUNITY APPEAL

Community featuring 72 large home sites
Enjoy family fun at the amenity/recreation area featuring a resort-style pool, bocce ball, tennis courts, cabana with outdoor fireplace, and playground.
Carefully planned and coordinated streetscape design with street lights and professionally landscaped, fully-sodded yards with planting beds
Mandatory Homeowners' Association to protect the value of your home and preserve the overall appearance of your community for years to come
Finished three-car front entry garage

EXTERIOR APPOINTMENTS

Architecturally designed exterior elevations of brick
Full HardiePlank® Exterior
Poured concrete foundations reinforced with steel
GAF Royal Sovereign® 3 tab shingles shingles with 25-year limited warranty
Pre-finished aluminum gutters and downspouts
Fiberglass front door and Schlage® single-cylinder deadbolts on all exterior doors/oil rubbed bronze finish
GFI weatherproof electrical outlets and exterior water faucets on front and rear of home
Garage door openers
2 Double flood lights
2 coach lights at Garage Door

INTERIOR APPOINTMENTS

Schlage Touch Screen Deadbolt
Smooth nine-foot ceilings on first floor
Trey and vaulted ceilings (per plan)
Open rail stairs with Colonial Balusters
Crown, chair rail and board & batten molding in dining room (per plan)
FMI® direct vent fireplace with wood mantle and gas log starter
Raised two-panel interior doors with Schlage® hardware/oil rubbed bronze package
Upgraded hardwood flooring in entry foyer, powder, kitchen and breakfast area
Premium Sherwin Williams paints

KITCHEN & BATH DESIGN

Quality G.E. stainless steel appliances in Chef's Kitchen including built-in microwave/oven, 36" 5-burner gas cooktop, stainless steel venthood and dishwasher
Granite countertops with tile backsplash, stainless steel double-bowl sink, single-lever Delta® faucet, hose spray in kitchen
Undermount kitchen sink
Mini pendant lighting in kitchen
Hardwood in kitchen
Flat panel 36" maple cabinets with crown molding (per plan)
Recessed Can Lighting
Recessed icemaker connection for refrigerator
Vanities with cultured marble tops in all baths
Raised vanities in all baths
Pedestal sink with chrome fixtures in powder room (per plan)
Elongated commodes, Delta® faucets and bath exhaust fans in all baths
Hardwood in powder room
Tile flooring in Master Bath
Oversized shower in Master Bath

HIGH PERFORMANCE ENERGY FEATURES

Inspection through 3rd Party
Fully insulated walls, ceilings and attic featuring R13 in walls and R30 ceiling insulation
Pactiv "Classic" House Wrap
Insulated vinyl thermal low E windows with wood wrap, screens and tilt sash
LP® Engineered Floor System
Top Notch® 350 Performance Floor Decking
Floor Decking Glued and Screwed in Place
Advanced PEX® plumbing system
Lennox® 14 SEER high-efficiency cooling with programmable thermostats
220V outlet for dryer
Washer overflow pans in second floor laundry rooms
Quick-recovery 50-gallon gas water heater
Smoke & Carbon Monoxide detectors

CUSTOMER PEACE OF MIND

Homeowner Pre-construction Orientation
Optional Homeowner Pre-drywall Orientation
Homeowner Pre-closing Orientation
Homeowner Warranty Introduction
Home Buyers 2-10 Warranty®

Information is believed to be accurate, but is not warranted. KM Homes reserves the right to change features, designs and specifications without prior notice.

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