



# INCLUDED FEATURES

## THE FALLS *at Hickory Flat*

### COMMUNITY APPEAL

- Gated community featuring 61 home sites
- Carefully planned and coordinated streetscape design with streetlights, professionally landscaped home sites with sod on four sides and planting beds
- Mandatory Homeowners' Association to protect the value of your home and preserve the overall appearance of your community for years to come
- Community Amenities include swim/tennis and open conservation space

### EXTERIOR APPOINTMENTS

- Architecturally designed exterior elevations of brick, stone, and shake
- Full HardiePlank® Exterior
- Poured concrete foundations reinforced with steel
- CertainTeed XT25® 3 tab shingles with 25-year limited warranty
- Pre-finished aluminum gutters and downspouts
- Fiberglass front door and Schlage® touch screen deadbolt
- Two GFI weatherproof electrical outlets
- Two exterior water faucets
- 3 car front entry garage
- Garage door openers
- Double flood lights
- Coach lights

### INTERIOR APPOINTMENTS

- Ceiling fan in Family Room
- Smooth ceilings throughout
- Trey and vaulted ceilings (per plan)
- Plasma prep in Family Room
- Open rail stairs with iron balusters on first floor
- FMI® direct vent fireplace with granite fireplace and gas log starter
- Raised two-panel interior doors with Schlage® hardware
- 5" Hardwood flooring in Entry Foyer, Powder Room, Kitchen, and Breakfast area
- Premium Sherwin Williams® paints

### TRIM PACKAGE

- 5.25" Baseboards on first floor, stairs, second floor hallway and second floor lofts tied to hallway (per plan)
- 5.25" Baseboards on second floor Bedrooms, Baths, Laundry Room and Finished Basement (per plan)
- 4" two-piece crown molding in Foyer, Living Room, Dining Room and Master Bedroom
- 5' Board and Batten Wainscot

### 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, with hose spray in Kitchen
- Undermount kitchen sink
- Mini pendant lighting in Kitchen
- Microhood vent to outside
- 36" maple cabinets with crown molding
- Recessed Can Lighting
- Recessed icemaker connection for refrigerator
- Vanities with cultured marble tops in all secondary Baths
- Pedestal sink in Powder Room (per plan)
- Elongated commodes, Delta® faucets and bath exhaust fans in all Baths
- Tile floors in all Baths

### MASTER BATH DESIGN

- Cultured marble countertops
- Upgraded plumbing features
- Raised vanities
- Level 1 tile tub and shower surround

### 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 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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