



INCLUDED FEATURES

BRAYDEN PARK

COMMUNITY APPEAL

Gated community featuring 81 home sites
Carefully planned and coordinated streetscape design with street lights and professionally landscaped and maintained, 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
Community Clubhouse
Two Lighted Pickleball Courts
Walking Trails

EXTERIOR APPOINTMENTS

Architecturally designed exterior elevations brick, stone, shake and Hardie siding with 3' brick watertable along sides of home
Luxury landscape package
Architectural shingles
Covered lanai per plan
Full HardiePlank® Low Maintenance Exterior
Poured concrete foundations reinforced with steel
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
Double flood lights
Coach lights

INTERIOR APPOINTMENTS

Schlage Touch Screen Deadbolt
Ceiling fan in Family Room
Fireplace with black granite surround
Smooth nine-foot ceilings on first floor
Trey and vaulted ceilings per plan
5' Board and Batten Wainscot (per plan)
Raised two-panel interior doors with Schlage® hardware/oil rubbed bronze package
5 1/4 inch base on main level
5" engineered hardwood flooring in Entry Foyer, Dining, Kitchen, Breakfast Area and Family Room
Premium Sherwin Williams® paints
Two Piece Crown in Foyer, Hallway and Kitchen

KITCHEN & BATH DESIGN

Quality G.E. stainless steel appliances in Chef's Kitchen including built-in microwave, gas range and dishwasher
Granite countertops with tile backsplash, stainless steel double-bowl sink, single-lever Delta® faucet, and hose spray in Kitchen
Undermount kitchen sink
Two Mini pendant lighting in Kitchen
36" maple cabinets with crown molding
Recessed Can Lighting
Recessed icemaker connection for refrigerator
Vanities with cultured marble tops in All Baths
Elongated commodes, Delta® faucets and bath exhaust fans in all Baths

MASTER BATH DESIGN

Ceramic tile flooring
Seating in shower
Upgraded plumbing features
Raised vanities with cultured marble tops

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
14 Seer Lennox® HVAC systems with programmable thermostats
220V outlet for dryer
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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