

KINGSBRIDGE

C O N S T R U C T I O N

CEDAR RIDGE ESTATES Standard Features List

Exterior

- Upgraded 2 panel front door
- Upgraded Handle set in Brushed Nickel or Rustic Bronze
- Sod to approx. 20' to all sides of the home including front, sides, and back
- Landscape Package
- Concrete Address Plate
- Custom Clay Fired Brick - Customer to Select Color
- Cementitious Siding and Facia
- Sprinkler System to all areas w/ SOD
- Vent-A-Hood Vented Outside of Home
- Oversized Lot – Minimum of ½ acre (up to 1 acre lots)
- 2 Trees in front yard

Energy & Engineering

- Up to 15 Seer HVAC
- Vinyl, Low-E, Double Glazed, Windows Throughout (per plan)
- 50-gallon quick recovery water heater
- Energy Seal All Infiltration Areas
- R-13 Exterior Wall Foam Insulation
- R-22 Vaulted Ceiling Foam Insulation
- R-20 Flat Ceiling Insulation
- All Electric or set up for propane gas (selected at redline meeting)

Construction

- Post Tension Engineered Foundation per plan
- Custom Built, Job Finished Cabinets (stained or painted on site – 1 color throughout)
- Pull Down Attic Stair (Per Plan)
- Custom Built NO PREFAB Construction Cabinets
- 9' Plate on First Floor of Two-Story Homes (10' plate per plan)
- 10 Year Warranty
- 30 Year Composition Roof
- All showers have tiled floors
- Tile in entry, kitchen/nook, utility & all bathrooms
- Aerobic septic system designed per plan
- All bedrooms blocked and wired for ceiling fans

Buyer Selection

- Brick
- Exterior Paint
- Carpet
- Ceramic Tile (Level 2)
- Choice of Paint or Stain for Kitchen Cabinets (1 Color Throughout)
- Custom Granite Counter Tops with Choice of Color in Kitchen and Master Bath (Cultured marble countertops in all "Secondary" Baths)

- Interior Walls & Trim Paint (1 color for walls/ 1 color for trim/doors)
- Ceramic Tile Backsplash
- Wood Floors Optional
- Exterior Brick (per plan)

Interior

- Ceramic Tile Foyer, kitchen/nook, and all bathrooms
- Art Niche & Plant Ledge (Per Plan)
- Choice of Decorative Colors for Interior Paint
- 3 Ceiling Fans with Light Kit
- Stain Resistant Carpet
- ½ 6# High Density Carpet Pad
- Custom Iron Stair Rail & Banister (per plan)
- Pre-Wire Cables, Telephones, or Cat 5 (5 Total)
- 3 ½ Base Molding Throughout
- Splatter Dragged Ceiling & Walls
- Pre-wired for wireless alarm system

Master Suite

- Garden Tub (Per Plan)
- Separate Ceramic Tile Shower (Per Plan)
- 12 x 12 Standard Floor Tile for Master Bath Shower Surround (Level 2)
- Master Shower floor tiled (Level 3)
- Delta Plumbing Fixtures in brushed nickel or rustic bronze
- Walk-in Closet with Storage Shelves & Shoe Rack (Per Plan)
- High-Low Vanities (per plan)
- Granite Countertops in Master Bath (choice of color – Level 3, same as kitchen)

Kitchen

- Island Work Center (Per Plan) w/ granite c-tops (Level 3 – same as master bath)
- Custom Job Finished Cabinets with 42" Uppers
- Multi-Cycle Dishwasher with Time Delay & "Quiet Pack"
- Upgraded Stainless Steel or Black Appliances with Microwave
- Enamel or Stainless-Steel Sink with Sprayer
- Separate Pantry (Per Plan)
- Ice Maker Connection
- Choice of Decorative Tile Backsplash (Level 3)
- Delta Plumbing in brushed nickel or rustic bronze
- Granite Countertops (choice of color – Level 3 -same as master bath)