

THE BRISTOL

By KC Builders and Design, Inc.

PROPERTY

Stories: Reverse

Bedrooms: 4

Full Baths: 3

Garage: 3

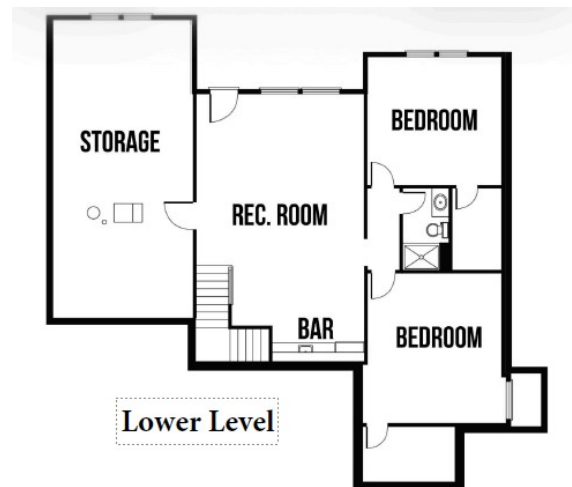
Square Footage: Approx. 2,940

Base Price Starts at: \$540,000



*Optional front stone elevation

FLOOR PLAN



www.kcbuildersanddesign.com

*All renderings are artist impressions of home. The drawings are square-footage notations are approximate and are only used for reference. They should not be relied upon as representations, expressed or implied as final detail of residence. *Plans copyrighted by KC Builders and Design, Inc.

*Pricing is subject to change at any time.



The Bristol Reverse

Base Price Starting at \$540,000 – Lot Not Included

Approx. 2,940 (Main: 1,840 Lower: 1,100) 4 Bedrooms, 3 Baths, 3 Car Garage

Interior Features

- * Open floor plan with staircase opened to lower level
- * 10 ft ceilings on first floor with some areas vaulted
- * Main Floor Living and Eat in Kitchen
- * Office or Second Bedroom on Main level with 3/4 bath
- * Lower level includes a huge recreation room with a bar
- * Great Room with Direct Vent Fireplace includes:
Stone up to Mantle, Built in Lower Cabinets with Floating Shelves above
- * Trim Pkg Includes: Paint Grade Trim around Windows in Eat- In & Great Room
- * Wrought Iron Spindles
- * Prefinished Hardwood Floors in Great Room, Entry and Kitchen
- * Custom Cabinets with Hidden Hinges
- * Delta Fixtures Oil Rub Bronze ,Brushed Nickle or Black throughout

Exterior Features

- * 12x18 Covered Patio
- * 9 Ft Foundation Walls
- * LP Siding with some stucco on front elevation only
- * 30 Year Tamko Heritage Roof
- * Silver Line 2900 Windows by Anderson (Lo-E Vinyl Insulated)
- * Masonite Exterior Doors
- * Two Waterproof Electrical Outlets
- * Two Exterior Water Spigots
- * Energy Efficiency Audit "HERS" Rating
- * 8' Steel Insulated Garage Doors
- * Pre-wired for Garage Door Openers (openers not included)

Energy Features

- * Energy Saving Foam & Caulk Package
- * Energy Efficient Fireplaces - Prewired
- * R-13 Wall Insulation
- * R-19 Attic Insulation
- * R-49 Attic Insulation
- * Vapor Membrane Home Wrap System

Mechanical Systems Features

- * 50 Gallon Electric Water Heater
- * Passive Radon System
- * American Standard 92% Furnace/Air Conditioner
- * Humidifier
- * Sump Pump (excludes walk-out)
- * Programmable Digital Thermostat
- * 200 AMP Service Panel

Services Included with KC Builders and Design, Inc

- * 1-year Home Buyer Limited Warranty
- * Builder Trend Web 24 hour access to your building schedule
- * Meeting with Interior Designer & Landscape Designer

Allowances:

Appliances	\$2,900.00
Light Fixtures	\$2,800.00
Landscape	\$2,500.00 (depending on subdivision)
Trees	Up to 2, included per code requirements
Sod	\$3,000 (standard size yard on 9,000 sq ft lot)
Sprinkler System	\$3,500.00 (standard size yard on 9,000 sq ft lot)
Site Work	\$6,800

<u>Kitchen</u>
* Soft Close Doors and Drawers *Kitchen only*
* Oversized Island with under mount sink
* Granite Countertops *Kitchen only*
* Ceramic Tile Backsplash
* Large Walk in Pantry
* Electric Range and Space Savor Microwave
<u>Master Bedroom/Bathroom</u>
* Vault in master bedroom ceiling
* Exterior door from master bedroom to covered patio
* Large Walk in Shower w/2 Shower heads, Built in Seat and 1/2 wall glass enclosure
* Cultured Marble Vanity
* Free Standing Tub w/Tub Mount Faucet
* Large Walk in Master Closet
* Laundry Room Includes Upper Cabinet
* Semi Frameless Shower Door w/Clear Glass included in Main Level and LL 3/4 bath ONLY
* Tiled Floors & Shower/Tub Walls only in Secondary Baths
* Cultured Marble Vanity Tops in all Bathrooms
* Interior Flat Paint: Two Wall Colors & One Trim Color
* 6 lb Carpet Pad
* 6 Cable or Phone Outlets Pre-wired
* Pre-wire Ceiling Fans in all Bedrooms & Great Room
* Knock Down Ceilings Does Not Include Garage

** Prices effective 06/01/2026, subject to change without notice

*****Interior finishes often change during the build process, this is only a general guideline for this plan, not the specific home, refer to the price sheet for a more accurate description of each specific house**