

THE BRISTOL

By KC Builders and Design, Inc.

PROPERTY

Stories: Reverse

Bedrooms: 4

Full Baths: 3

Garage: 3

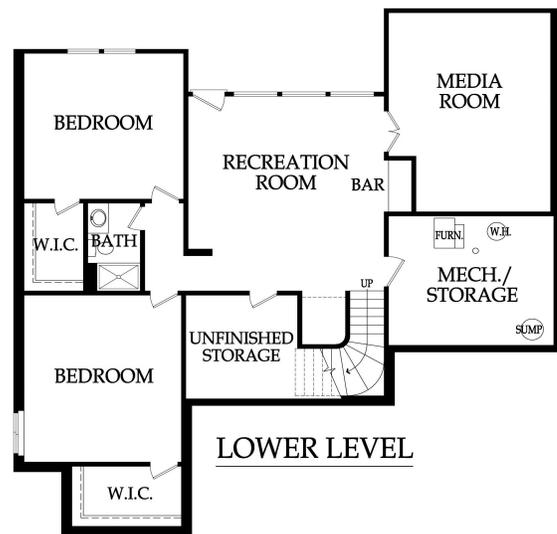
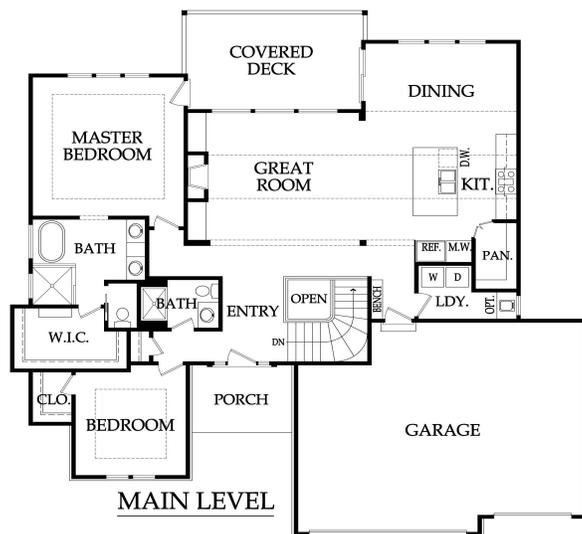
Square Footage: Approx. 3,231

Base Price Starts at: \$425,000



*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 \$425,000 – Lot Not Included

Approx. 3,231 (Main: 1,810 Lower: 1,421) 4 Bedrooms, 3 Baths, 3 Car Garage

Interior Features

- * Open floor plan with curved staircase to lower level
- * 9 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 walk up bar
- * Lower level includes a media room with sconce lights
- * 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 Birch Cabinets with Hidden Hinges
- * Delta Fixtures Oil Rub Bronze or Brushed Nickel throughout

Kitchen

- * Soft Close Doors and Drawers *Kitchen only*
- * Oversized Island with under mount Blanco sink
- * Granite Countertops *Kitchen only*
- * Ceramic Tile Backsplash
- * Large Walk in Pantry
- * Electric Range and Space Savor Microwave

Master Bedroom/Bathroom

- * 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, top of 1/2 Wall and Shower Seat
- * Free Standing Tub w/Tub Mount Faucet
- * Large Walk in Master Closet
- * Laundry Room Includes Upper, Lower Cabinet and Hanging Bar
- * 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

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	\$1,800.00
Light Fixtures	\$1,800.00
Landscape	\$2,500.00
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	\$6,100

** Prices effective 03/01/2021, subject to change without notice