

# THE SEQUOIA III

By KC Builders and Design, Inc.

## PROPERTY

Stories: 2

Bedrooms: 4

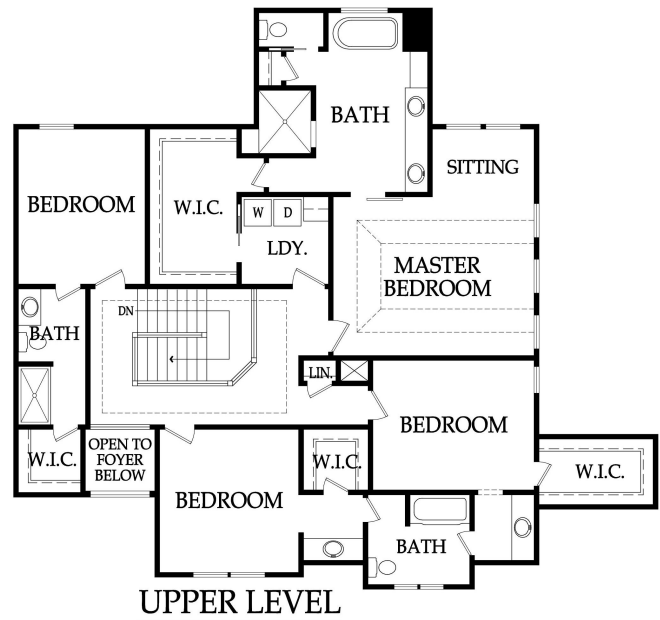
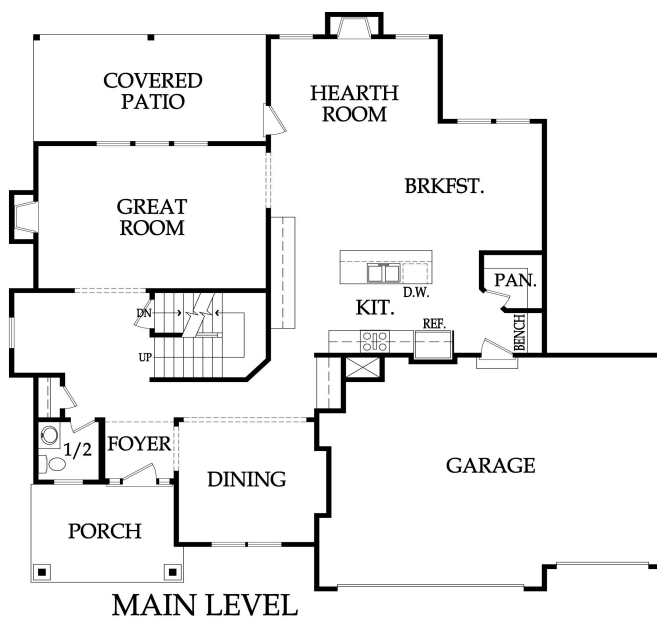
Full Baths: 3.5

SquareFootage: Approx 3,243

Base Price: \$425,000



## FLOOR PLAN



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\*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 Sequoia III 2-Story

Base Price Starting at \$425,000 – Lot Not Included

Approx. 3,243 (Main: 1,458 Upper: 1,785) 4 Bedrooms, 3.5 Baths, 3 Car Garage

## Interior Features

- \* Open 2 story entry, Open to foyer
- \* 9 ft ceilings
- \* Bench seat with shelves at entry
- \* 1/2 bath on main level
- \* Main Floor Living and Dining Room
- \* Butler's Pantry between kitchen and dining room
- \* Hearth room off kitchen and eat in area
- \* Mud Room with Boot Bench off garage
- \* Great Room and Hearth Room with Direct Vent Fireplace includes: Stone up to Mantle
- \* Trim Pkg Includes: Paint Grade Trim around Windows in Eat- In & Great Room
- \* Wrought Iron Spindles
- \* Prefinished Hardwood Floors in Great Room, Entry, Dining Room and Kitchen
- \* Custom Birch Cabinets with Hidden Hinges
- \* Delta Fixtures Oil Rub Bronze or Brushed Nickel throughout

### Kitchen

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

### Master Bedroom/Bathroom

- \* Vaulted master bedroom ceiling with trim detail
- \* Sitting area in master bedroom
- \* Large Walk in Shower w/2 Shower heads, Built in Seat and 1/2 wall glass enclosure
- \* Cultured Marble Vanity 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 Upstairs, 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

- \* 10x20 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 05/01/2019, subject to change without notice