

Derekson

By KC Builders and Design, Inc.

PROPERTY DETAILS

Stories: Reverse

Bedrooms: 4

Baths: 3

Garage: 3

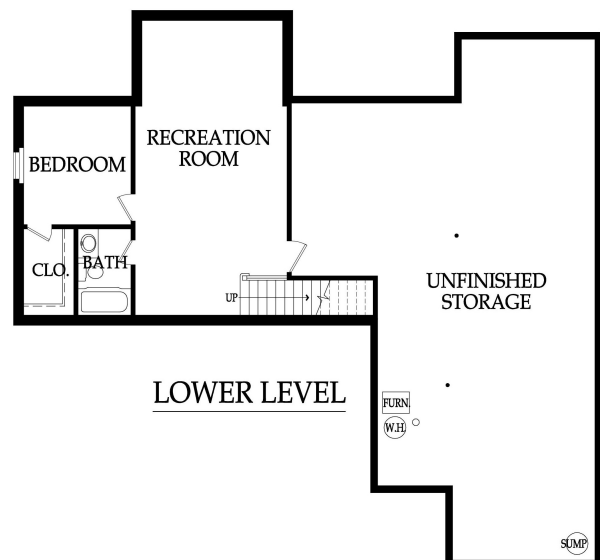
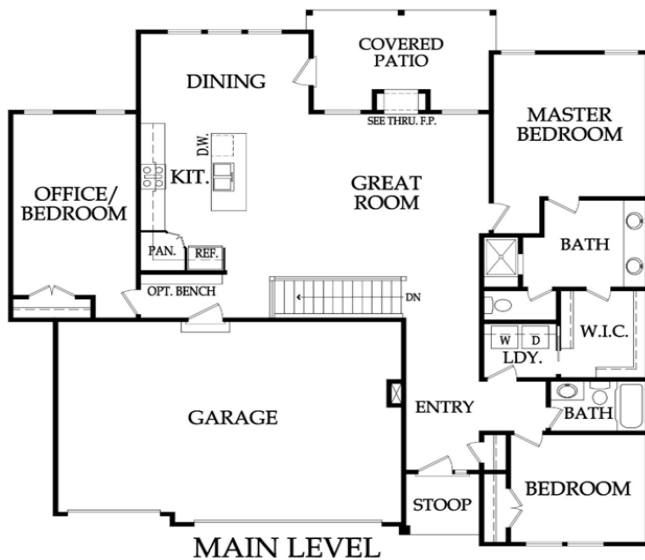
Square Footage Approx. 2,363

Base Price Starts at \$460,000



Elevation A with stone upgrade

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 Derekson Standard Features

Base Price Starting at \$460,000

Approx. 2,363 4 Bedrooms, 3 Baths, 3 Car Garage

Interior Features:

- Main Floor Living with Open Great Room & Kitchen
- Third Bedroom / Office off Kitchen
- 9 Ft. Ceilings on First Floor
- Great Room with Direct Vent Fireplace
- Hardwood Floors in: Entry, Great Room, Dining and Kitchen
- Trim Pkg Includes: Paint Grade Trim around windows in Eat- In & Great Room
- Custom Kitchen Cabinetry
- Birch or Beech Cabinets with hidden hinges
- Granite Countertops in Kitchen & Island
- Ceramic Tile Backsplash in Kitchen
- Electric Range
- Mud Room with Boot Bench
- Laundry Room with upper cabinet and hanging bar
- Second entrance to Laundry through Master Closet
- Black Wrought Iron Spindles
- ORB or Brushed Nickel Plumbing Fixtures throughout
- Tile Floors and tile shower walls secondary bathrooms
- Walk in Tiled Shower w/ two shower heads in Master Bath (shower door not included)
- Walk in Master Closet
- Interior Flat Paint: Two Wall Colors & One Trim Color
- 6 lb Carpet Pad
- 6 Cable or Phone Outlets Pre-wired
- Ceiling Fan Pre-wire in Master Bedroom & Great Room
- Knock Down Ceilings excluding Garage

Exterior Features:

- 15x10 Covered Patio
- 9 Ft Foundation Walls
- Front Elevation Stucco
- Optional Elevation Upgrade Choices
- 30 Year Tamko Heritage Roof
- Anderson 2900 Silverline Windows (Lo-E Vinyl Insulated)
- Masonite Exterior Doors
- Two Exterior Waterproof Electrical Outlets
- Two Exterior Water Spigots
- 3 Car Garage
- 8' 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 Insulation in Vaults
- R-38 Attic Insulation
- Vapor Membrane Home Wrap System
- Energy Efficiency Audit “HERS” Rating

Mechanical Systems Features:

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

Services Included with KC Builders and Design, Inc.

- 1 year Home Buyer Warranty
- Builder Trend Web 24 hour access to your building schedule. Online selections, scheduling and approvals.
- Meeting with decorator & landscape designer

Allowances:

Appliances	\$2,900
Light Fixtures	\$2,000
Landscape	\$1,500
Trees	Per Code up to 2
Sod	\$3,000 (standard yard up to 10,000 sq ft)
Sprinkler System	Quote per job

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*City & Neighborhood requirements may change base price.
Price effective 10/1/2023, subject to change without notice.