

THE SEQUOIA II

By KC Builders and Design, Inc.

PROPERTY

Stories: 2

Bedrooms:5

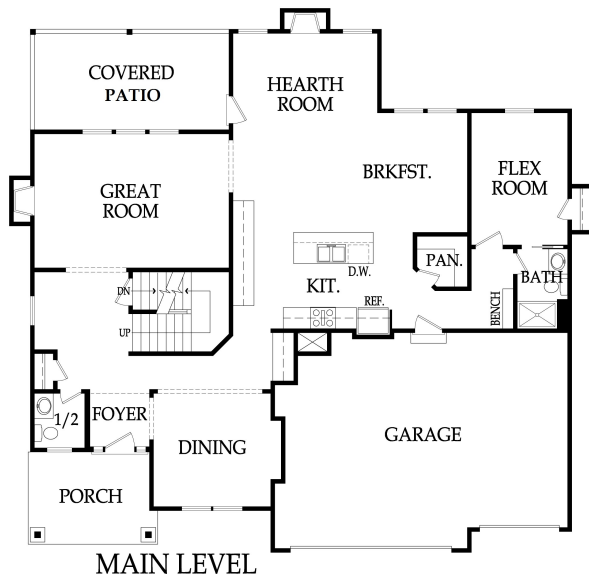
Full Baths:4.5

Square Footage: Approx. 3,432

Base Price: \$560,000



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 II 2-Story

Base Price Starting at \$560,000 – Lot Not Included

Approx. 3,432 (Main: 1,639 Upper: 1,793) 5 Bedrooms, 4.5 Baths, 3 Car Garage

Interior Features

- * 9 ft ceilings
- * 1/2 bath and 3/4 bath on main level
- * Bonus/Flex room 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 Entry, 1/2 bath 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*
- * 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

- * 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 Tile Shower Seat
- * 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 Guest 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:

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| Appliances | \$3,500.00 |
| 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 | \$6,800 |

** Prices effective 03/28/2022, subject to change without notice