

The Cottages at King Springs

3232 KING SPRINGS ROAD

ORMEWOOD FLOOR PLAN W/ DOUBLE FRONT PORCH, STONE & PLANK ELEVATION

FEATURES LIST

ENTRY AREA / DINING ROOM:

- 5" Wide – plank, site finished red oak hardwood flooring on main level
- Custom wainscoting and plate rail in dining room
- Faultless© oil rubbed bronze levered door hardware and matching hinges (entire house)
- Dimmer switch for entryway light
- Professionally designed accent lighting

KITCHEN / BUTLERS PANTRY / BREAKFAST NOOK

- GE Profile© stainless steel appliance package including 4 burner cooktop & Double oven
- Verde Butterfly granite countertops with double-bowl stainless steel under-mount sink
- Natural maple cabinetry with black bead-board island
- Cabinet upgrades including pull-out drawers and built-in wine rack
- Professionally designed lighting layout, including built-in can lights and fixtures
- Under-counter lighting in kitchen
- Russound© whole house sound speakers and control panel
- Low voltage lighting control panel (controls 70% of lighting in the home)

UPSTAIRS HALLWAY AND DESK AREA

- 2"- wide plank site finished hardwood floors
- Russound© whole house sound speakers and control
- Professionally designed accent lighting
- Wired for networking

MASTER BEDROOM

- Oversized sitting room which can easily be converted to 4th bedroom (see floor plan Optional Bedroom)
- Two sets of double doors leading to Juliet balconies
- Double tray ceiling with additional millwork
- Low voltage lighting control panel (controls 70% of lighting in the home)
- Professionally designed lighting layout including roped lighting in tray ceiling, bedside lights, & accent lighting
- 3-sided full height mirrors in bathroom entryway

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“HER” MASTER BATHROOM

- NuHeat© tile heating system with control panel
- Closet system in “Her” master closet including built-in drawers
- Russound© whole house sound speakers and control panel
- Trey ceiling with additional trim
- Professionally designed accent lighting
- Custom crafted cultured marble bathtub
- Dual leaded glass overlay windows

“HIS” MASTER BATHROOM

- Wainscoting and bead-board trim
- Tile heating system
- Russound© whole house sound speakers and control
- Closet system in “His” master closet
- Custom vanity with hammered copper sink
- Linen closet with shelving
- Dual shower heads and valves
- Pre-wired for television

EXTERIOR

- Dual covered 10' deep front porches
- Russound© whole house sound speakers and control for upper porch
- Remote controlled motorized entry gate off of driveway
- Fenced-in front yard with two pedestrian gates
- Fenced-in 50' x 130' backyard
- Extensive landscaping including a mature Japanese maple in backyard
- Ground-level deck off the back of the house with outdoor speakers

ATTIC

- Permanent stairs to unfinished attic area
- Over 800 sf of floor area space (with decking)
- Hot and cold water supplies and drain line run for future bathroom

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TECHNOLOGY FEATURES

- Russound© whole house sound system, including 6 zones with stereo speakers, in-wall control panels with infrared remote, and base unit capable of receiving and controlling four separate inputs
- Security system including sensors at all doors and downstairs windows, motion detectors, & additional smoke detectors
- Camera system with two color cameras modulated into household TV's
- Pre-wire for plasma TV above the fireplace in family room
- Network wiring including:
 - o All phone lines run with Category 5 (CAT5) cable and run to technology hub
 - o CAT5 cable and coaxial cable in each bedroom and office run to technology hub

OTHER FEATURES:

- Coffered ceiling in family room
- Gas log fireplace with remote control
- Interior glass transoms on main level
- Xylene© epoxy coated garage floors
- Paint Upgrades
- Window treatments and blinds throughout the home
- EarthCraft certified home built in 2006 by Hatcher Homes (Certified Professional Homebuilder)