

# KENSINGTON

## *Standard Features*

### INTERIOR

- 9' ceilings on all main floors
- Medium orange peel drywall texture
- Gas fireplace in living room
- White millwork throughout
- Birch doors throughout - available in three styles
- An architrave header above doorway and 3-1/4" wood base trim
- Cable and phone jacks in living areas and bedrooms
- Brushed nickel lighting fixtures
- Laundry room with upper cabinet and hanging rack
- Carrier gas forced-air furnace
- Spacious garages, pre-wired with opener
- 40 Gallon gas water heater
- Extensive hardwood flooring including entry, kitchen and dining
- Window screens
- Hardwired smoke detectors & carbon monoxide detectors throughout home

### KITCHEN & BATHS

- Canyon Creek Beech cabinets with crown molding available in five stains – includes full extension guides with soft close drawers
- Brushed nickel plumbing fixtures
- Slab GRANITE or QUARTZ kitchen counters with full tile backsplash
- Canned recessed lighting in kitchen and nook
- Whirlpool stainless steel appliances and self cleaning glass top range
- Pre-plumbed for ice maker
- Garbage disposal
- Tile back splash in bathrooms

### EXTERIOR & ENERGY

- Vinyl dual pane energy efficient low "E" windows with screens
- 2x6 energy efficient exterior framing
- 30 year architectural composition roofing
- Durable siding on all sides
- All front and back yards are fully landscaped
- Front yard lawns are association-maintained
- Front yard irrigation
- Back yards fully fenced with 6' cedar fencing
- Exposed aggregate walkways, entry and rear patios
- Frost free hose bibs
- Weatherproof outlets
- Planter strips and open space areas professionally landscaped & maintained
- Stone exterior accents
- Playground and an abundance of open space
- Homeowner's Association formed to help protect value and community interaction

Builder reserves the right to change features, plans, prices and specifications without notice. Features vary by home.

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