

Kensington



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HOME BUILDERS

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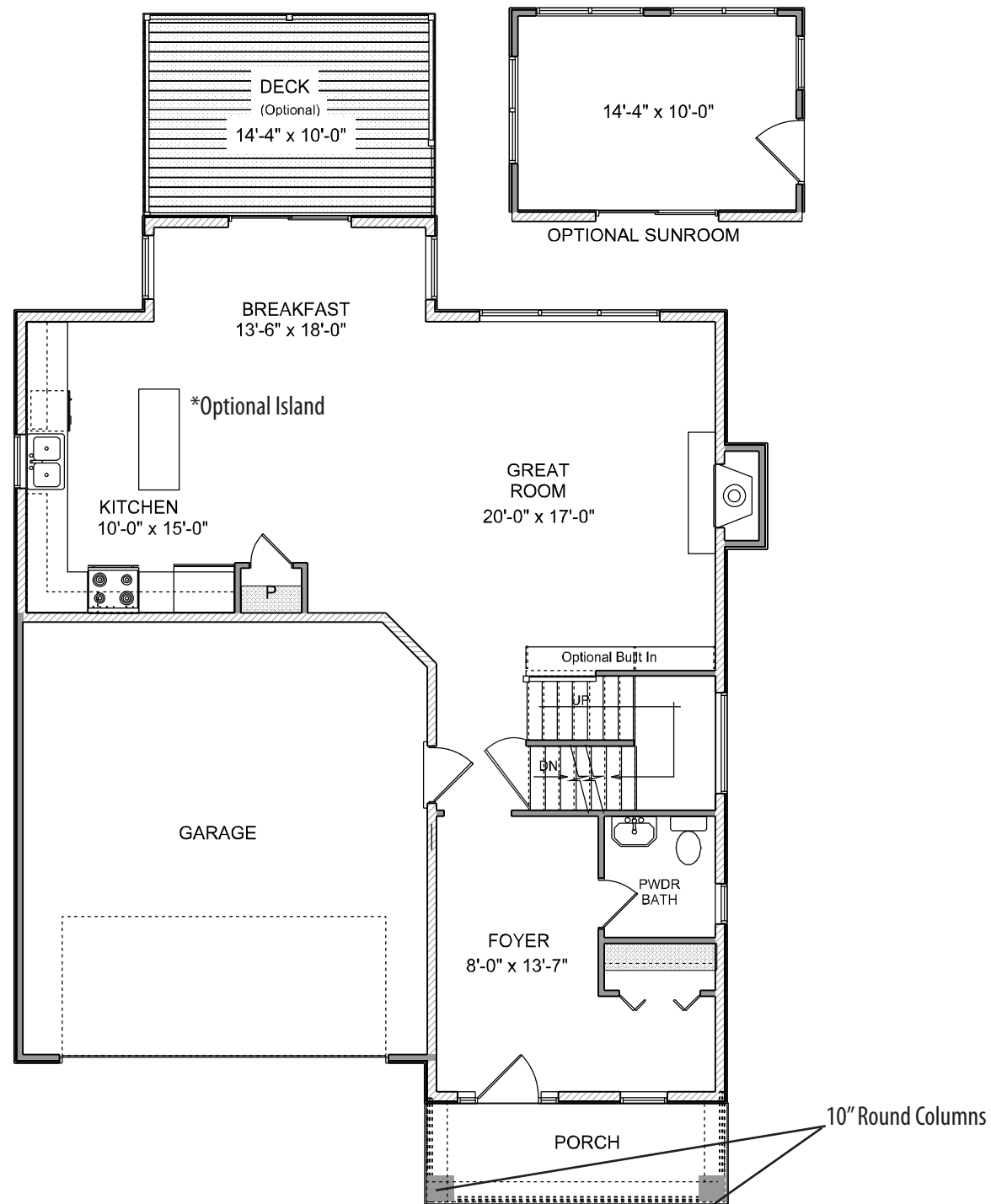
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NORTH RIDGE
HOLLOW

The New American Family Home

Homes for how families live today

Kensington Main Floor Plan 954 Sq. Ft



Room dimensions are approximate and subject to change. Information deemed reliable but not guaranteed.

Space Maximizing Solutions

Rosewood Home Builders is listening to what buyers want! Get more out of your new home, by using the space in a smart way. Here are some of our space maximizing solutions for North Ridge Hollow.

- ✓ *Live informally.* Lose the formal living room and formal dining room and make the kitchen/family room the heart of the house.
- ✓ *Design for multiple uses in one space.* Instead of several small rooms, create one large main room to accommodate small get togethers as well as family dining
- ✓ *Maximize views* throughout the home.
- ✓ *Locate windows strategically* to enlarge the sense of space. Oversized windows can make small rooms feel more expansive.
- ✓ *Maximize transition spaces.* For example, use wall niches in an entryway to display art, or a low wall that doesn't cut off light or views. Extend a stair landing one or two feet to accommodate seating.
- ✓ *Raise the ceiling* 10' ceilings increase the perception of space.
- ✓ *Include a home center* - a desk or workstation tucked into an alcove.
- ✓ *Keep the kitchen open to other spaces,* defining them visually with beams and lighting.
- ✓ *Drop the formal dining room* and add a kitchen island that's large enough for eating.
- ✓ *Connect the home to the outdoors* with porches and decks or an outdoor fireplace. Consider the covered porch as additional outdoor living space.
- ✓ *Avoid excess circulation and "in-between" space* - long hallways and undefined space between rooms. By having functional space throughout, you're able to eliminate most of the unused space. It's all in the architectural details!





Cottage Homes Included Features



Interior

- Lennox Merit Gas Fireplace with Tile Surround and Painted Mantle
- Carpet Stairs with Oak Hand Railing with Painted Spindles (Per Plan)
- 9 ft. First Floor Ceiling (Per Plan)
- 6 Panel Masonite Doors with Satin Nickel Lever Handles
- Andersen Sliding Glass Door (Grills Extra Before Ordering) As Per Plan
- Sherwin Williams ProMar 400 Paint with Semi Gloss Trim - Dover White
- Oak Hardwood Flooring in Foyer and Dining Room
- 5/4" Baseboard on First & Second Floors (Per Plan)
- Slide Wire Shelving in All Bedroom Closets
- Wall-to-Wall Carpet with 8 lb. Pad (Choice of any two standard colors)
- Traditional Lighting Package from our Sea Gull Lighting Showroom
- Professional Interior Design Service in our 4,000 Sq. Ft. Design Center
- Mannington Vinyl Flooring in Laundry Room

Kitchen

- Kraftmaid Maple or Oak Raised Panel Cabinets (Standard Layout)
- Granite Kitchen Countertops
- Oak Hardwood Flooring
- Double Bowl Stainless Steel Drop- In Sink
- Kohler Coralais Pull Out Faucet - White or Chrome
- Stainless Steel GE Appliances (Range, DW, Micro)
- Garbage Disposal - 1/2 HP Continuous Feed
- Water Line for Future Refrigerator
- Professional Cabinetry Design Service in Our Design Center

Bath

- Kraftmaid Oak Raised Panel Vanities - (Standard Layout)
- Ceramic Tile Floors in All Baths
- Fiberglass One Piece Shower or Tub Units in Full Baths
- Chrome Shower Door in Master Bath with Clear Glass
- Sterling Sacramento Pedestal Sink in Half Bath
- Kohler Coralais Faucet in all baths
- Sterling Windham Elongated Toilets in all baths
- Mirrors Over All Bathroom Sinks
- Cultured Marble w/One Piece Vanity Top in all baths

Construction

- Full Basement Under Living Area
- Poured Concrete Foundation (7'10" From Footing) with Steel Reinforced Rods
- Poured Concrete Floor with Expansion Joint in Garage and Basement
- Trus Joist Silent Engineered Floor System
- 2"x6" Exterior Walls with House Wrap & R-21 Insulation

- 3/4" Tongue & Groove OSB Sub-floor, Screwed & Glued
- R-38 Insulated Ceilings
- Basement Walls Insulated with R-11 Blanket Wrap
- Two Basement Windows with Screens (Except for walkout)
- Interior and Exterior Footing Drains
- Sump Pump or Gravity System (Per Lot)
- Painted Stairwall to Basement
- Energy Efficient - Saving 30% on Energy Bills

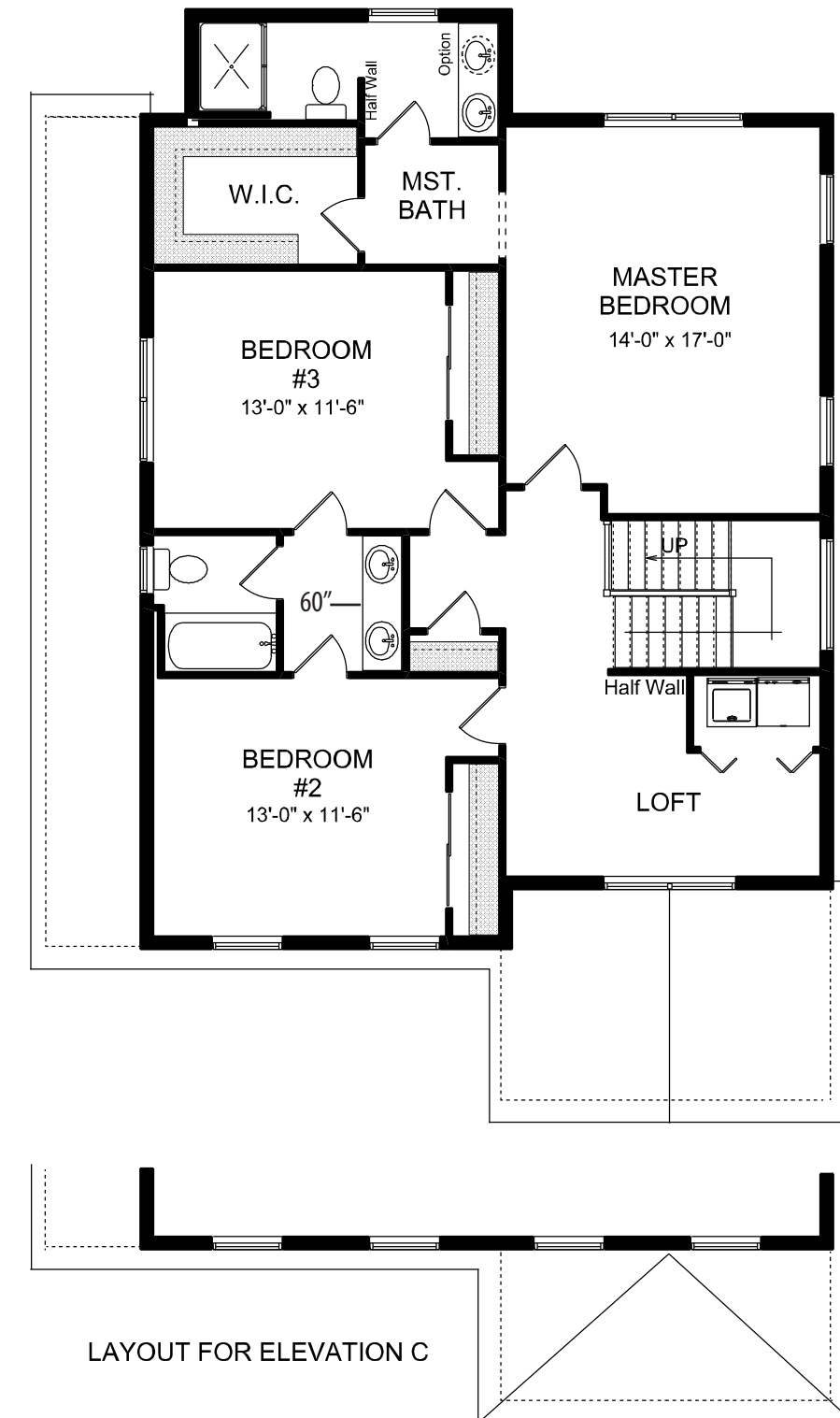
Exterior

- Andersen™ Silverline™, Low E Glass Windows - Double Hung Tilt Wash w/ Screens
 - Insulated Glass w/ FineLite Grills Between Glass
 - White Factory Interior Finish
- 30 Year Warranty CertainTeed Architectural Roof Shingles
 - Charcoal Blend
 - Ridge Vent
- One Carriage Style 16' x 7' Overhead Garage Door
- Maintenance Free Exterior Includes:
 - CertainTeed Vinyl Siding
 - Aluminum Facia With Vinyl Soffits
 - Raised Panel Shutters on Front (Per Plan)
- Satin Nickel Lever Handle on Front Door with Dead Bolt and Satin Nickel Kick Plate
- Therma-Tru™ Smooth Star Fiberglass Six Panel Exterior Door with Sidelights (Per Plan)
- Landscape Package*
 - Lawn Seeded Front, Side and 25 Ft. in Rear*
 - Concrete Walkway
 - Tree & Shrub Package
- Exterior Lighting and Post Lamp included in lighting package from Seagull Lighting
- Basecoat Black Top Driveway to Street - 2 Car Widths*

Mechanical Systems

- Lennox Gas Forced Hot Air Furnace, 95% Energy Efficient Direct Vent with a Programmable Thermostat
- Lennox Central Air Conditioning - 13 SEER
- 50 Gallon High Energy Efficient Hot Water Heater-Direct Vent
- 200 Amp Electrical Service
- Home Security System**
- Two CAT5 Phone Jacks
- Two RG6 Cable TV Jacks
- Smoke Detectors in Bedrooms & One in each Floor Hallway
- Carbon Monoxide Detector
- Two Outside Electrical GFI Outlets
- Two Outside Hose Bibs
- Town Water & Sewer
- Underground Utilities

Kensington Second Floor Plan 1,168 Sq. Ft



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Builder reserves the right to make substitutions. All prices are for standard elevations. Prices subject to change without notice. This version supercedes all previous price lists. This information deemed reliable but not guaranteed as of 2/27/15.

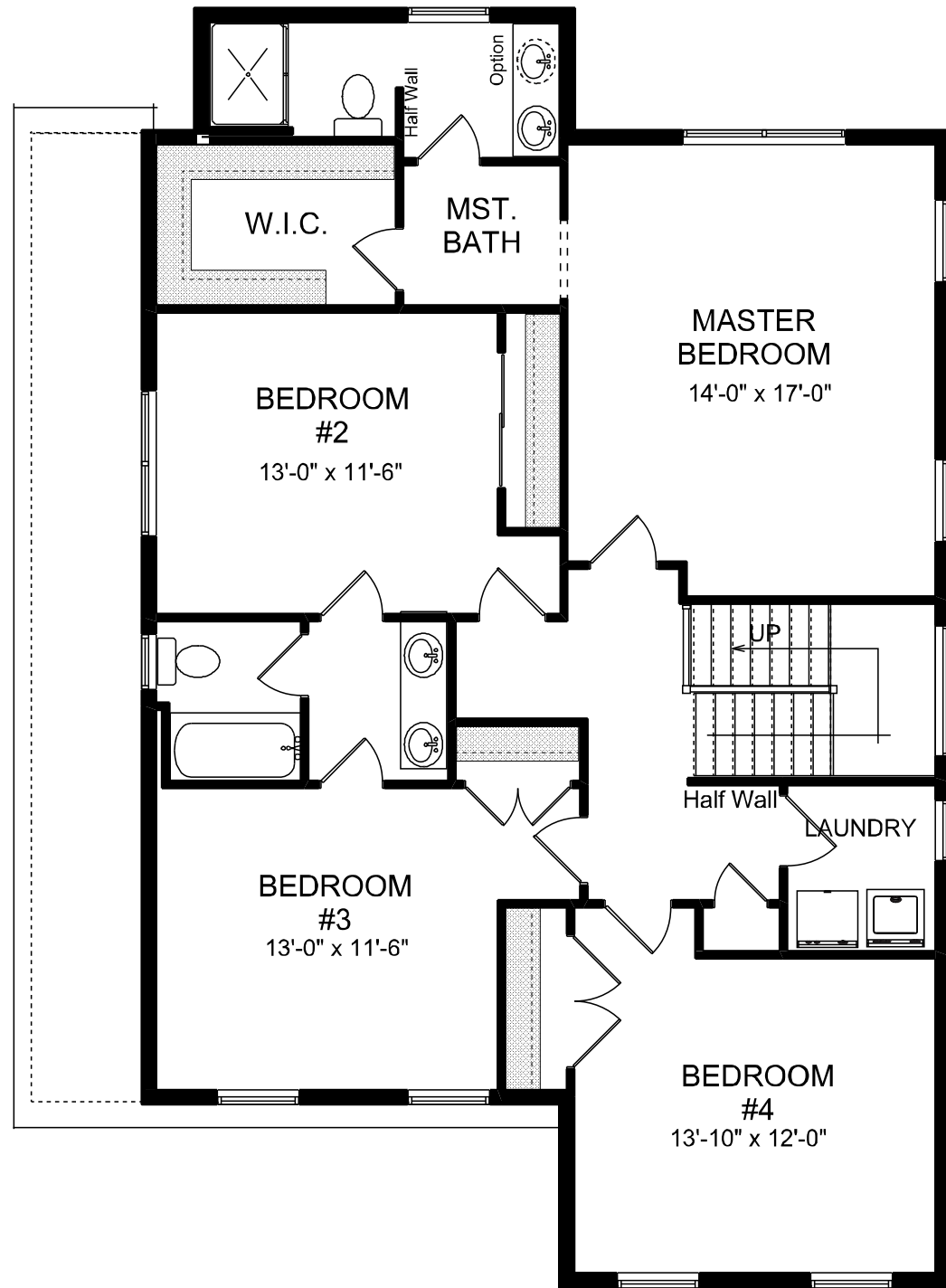
*Not covered under warranty **With sign up of 2 year contract

Kensington

THE NEW AMERICAN FAMILY HOME



Kensington Alternate Second Floor Plan 1,254 Sq. Ft



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Elevations



Kensington A



Kensington C