

BURWELL'S BLUFF

SITE PLAN



→
To Resort,
Sports Club
& Spa, Golf
Clubhouse,
Dining

→
To River Pool &
James Landing Grille

● = FUTURE OFFERING



KINGSMILL
Resort

CUSTOM HOMES



GuernseyTingle

ARCHITECTURE | INTERIORS | PLANNING



REALTOR



KINGSMILL

Resort

CUSTOM HOMES

BURWELL'S BLUFF

STANDARD FEATURES

STYLISH INTERIORS

- Four distinctive two story Home Designs
- Professionally designed interior finish packages to choose from with styles and finishes of:
 - Cabinet Finishes
 - Plumbing Hardware
 - Granite Countertops
 - Lighting Schemes
 - Fireplace Surrounds
- GE Appliances Café Series
- Kohler Plumbing Fixtures
- Mohawk Hardwood flooring throughout 1st floor
- Timberlake 5" or Hartley Hickory 5" Ceramic Tile Kitchen Backsplash, All Bath floors and Showers, Laundry Room Floors Carpet all bedrooms Upstairs and Hall
- Hardwood Stairs and Railings with Painted Wrought Iron Baluster
- Sherwin Williams Paint Colors
- Light Fixtures Allowance
- Interior Doors 8' Tall
- Custom Interior Trim Package
- Gas Fireplaces with Custom Mantles per plan

GOURMET KITCHENS

- Granite countertops including a granite topped island with bar seating
- Wood cabinets with decorative paneled door fronts and crown molding
- Porcelain farmhouse sink with pullout faucet
- Stainless steel Energy-Star appliance package including: gas range, electric oven, refrigerator, dishwasher, microwave oven, garbage disposal and side by side washer and dryer

MASTER SUITES

- Access to exterior decks adjoining each Master Suite in all plans
- Walk-in closets
- Five-piece bathrooms with a soaking tub, frameless glass shower and private water closet in master bath
- Dual vanities with under-mount sinks
- 36" tall base cabinets in all baths
- Windows in all bathrooms allowing for natural daylight

GUEST MASTER SUITES (in most plans)

- The Heron and Osprey plans a second Guest Master Suite is included with all the features of the main master suite

GUEST/ FAMILY BEDROOMS

- All with three piece en-suite bathrooms
- With tubs & shower combinations or walk in showers

ENERGY SAVINGS FEATURES

- Tyvek house wrap
- 16 SEER heating and cooling system
- Programmable thermostat
- Pella Dual pane windows with Low-E Glass
- 2" x 6" exterior walls with R-24 Spray Foam Insulation and R-38 ceiling insulation
- 75 gallon gas quick recovery water heater

SECURITY FEATURES

- Schlage Door locks and deadbolts
- Carbon monoxide and smoke detectors
- Security System

EXTERIOR AND STRUCTURAL SPECIFICATIONS

- Cottage inspired exteriors with varying color palettes
- Two Car Garages
- Hardi- Plank siding and trim
- Brick accents
- Architectural shingles with Metal Roof Accents
- Leaf Guard Gutters and downspouts
- Porches and decks
- Professionally designed landscaping included
- Conditioned Crawl Space
- 2x10 Roof Rafters per plan
- 5/8" Roof Sheathing
- PVC and Cement fiber exterior trim
- 2x6 Exterior Walls
- 2x4 Interior walls
- 10' Tall 1st Floor walls

- 9' Tall 2nd floor walls
- 3/4" ADVANTECH Subflooring
- 11 7/8" Engineered wood I Joists 1st floor
- Engineered Wood Open Web Floor System 2nd floor
- Exterior walls insulated with Sprayed Cellulose (except garage)
- Exterior PVC Railings
- Composite Deck flooring
- Exposed Aggregate Concrete Front Porch and Patio Flooring
- Exposed Aggregate Driveway and walkways
- Pella Encompass Windows
- PVC fence for HVAC equipment
- Therma-Tru Classic Craft Front Door 8' Smooth Star 8' secondary doors.

HOME SAFETY & TECHNOLOGY

- Security System
- Low Voltage Package
- Communications Package

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KINGSMILL *Resort*

CUSTOM HOMES

BURWELL'S BLUFF PROJECT TEAM

- **Escalante Golf - DEVELOPER & OWNER OF KINGSMILL RESORT**

Built on more than 25 years of operational experience, the Escalante Golf portfolio includes luxury golf properties from Florida to California. Their expertise produces an unrivaled degree of excellence, seen in each daily-fee, semi-private, and private asset they own. By setting high expectations against these principles and demanding continuous improvements at their properties, they consistently grow bottom line revenue (even in down markets) while increasing member satisfaction.

Escalante Golf is different. Their boutique approach to property ownership and management eschews the notion of “flipping” real estate for immediate return. Rather, they stay grounded in careful stewardship and long-term maintenance of their assets, seeking sustained excellence for generations to come.

- **Kingsmill Resort Custom Homes - BUILDER**

Kingsmill Resort Custom Homes is a custom homebuilder based out of Williamsburg, VA. Long-time builder Stan Cairns leads a subsidiary of Escalante Golf, Kingsmill Resort Custom Homes. With their knowledge of the Kingsmill community as well as the standards of Escalante Golf, we are confident in KR Custom Home's ability in providing a product that lives up to the Kingsmill brand.

- **Kingsmill Realty - SALES**

Kingsmill Realty has an expert team of Realtors with over 130 years of cumulative real estate sales experience. With their primary focus being on the real estate opportunities within the Kingsmill community, they bring unmatched experience and enthusiasm to our team. KM Realty's role in the Burwell's Bluff development project will be executing the sales portion of the process.

- **Hart Howerton - PLANNER & LANDSCAPE ARCHITECT**

Hart Howerton is a team of planners, architects, landscape architects and interior designers headquartered in New York and San Francisco with a network of domestic and international offices. Their practice is “Designing Complete Environments”—exceptional buildings, communities and places—in special situations, where a unique historic or natural environment requires an especially thoughtful and innovative solution. Howerton has worked in 6 continents and 51 countries as they bring exceptional professionalism to our team.



- **Guernsey Tingle - RESIDENTIAL ARCHITECT**

Headquartered on the Virginia Peninsula, Guernsey Tingle has an architectural staff of 20. They are small enough to provide personal attention, yet large enough to respond quickly and thoroughly. The firm works in a studio atmosphere to design unique homes with architectural character that responds to the context of each unique site.

Guernsey Tingle began designing in the Greater Williamsburg area thirty-four years ago, and has grown to residential design services to clients throughout the Mid-Atlantic region. They design a broad range of residential homes, from multi-family townhomes to large custom residential homes.

- **C.A. Barrs Contractor, Inc. - LAND DEVELOPMENT**

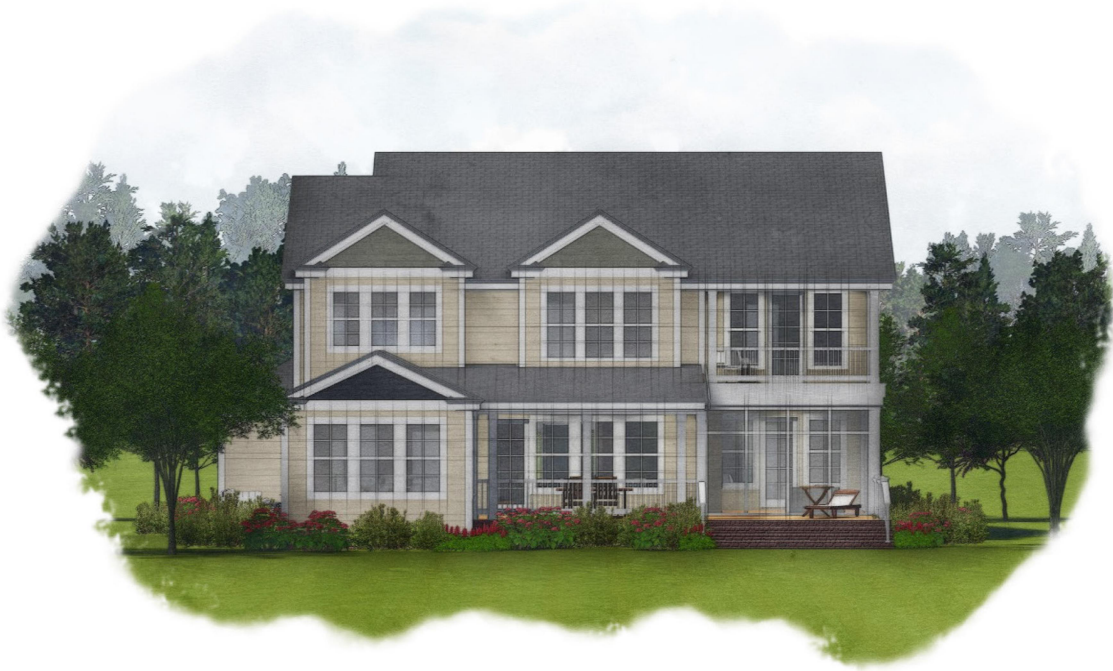
C.A. Barrs specializes in road and sitework construction and development in Yorktown, Virginia. Since 1971 C.A. Barrs has completed over 1,500 projects building a reputation of excellence and reliability with private developers, general contractors, municipalities, and the federal government. Barrs has a phenomenal reputation in the local community, and we are thrilled to have them as a partner.

- **AES Consulting Engineers – CIVIL ENGINEER**

AES has been a leader in providing distinctive resources and business solutions. Their development has been fuelled by customer demand, and they have grown into a dynamic and diversified company, helping their clients achieve their goals through the application of innovative technologies and management techniques.



Front Elevation



Rear Elevation



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Heron I - Elevations
Burwell's Bluff

May 28, 2019

Architect's rendering - subject to change





Side Elevation



Side Elevation



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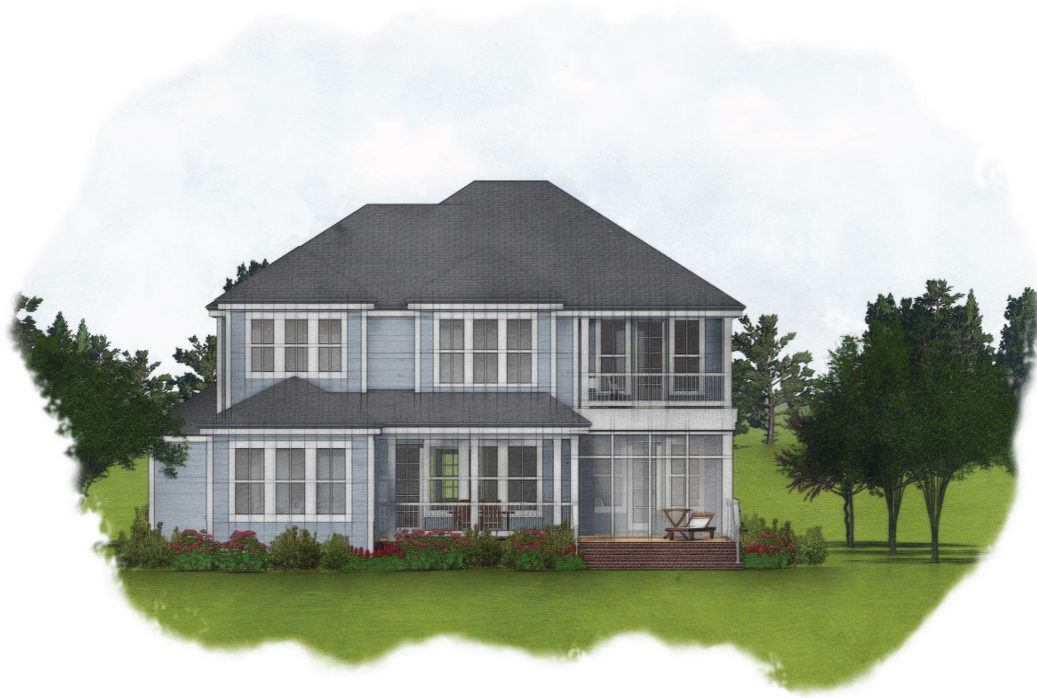
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Front Elevation



Rear Elevation



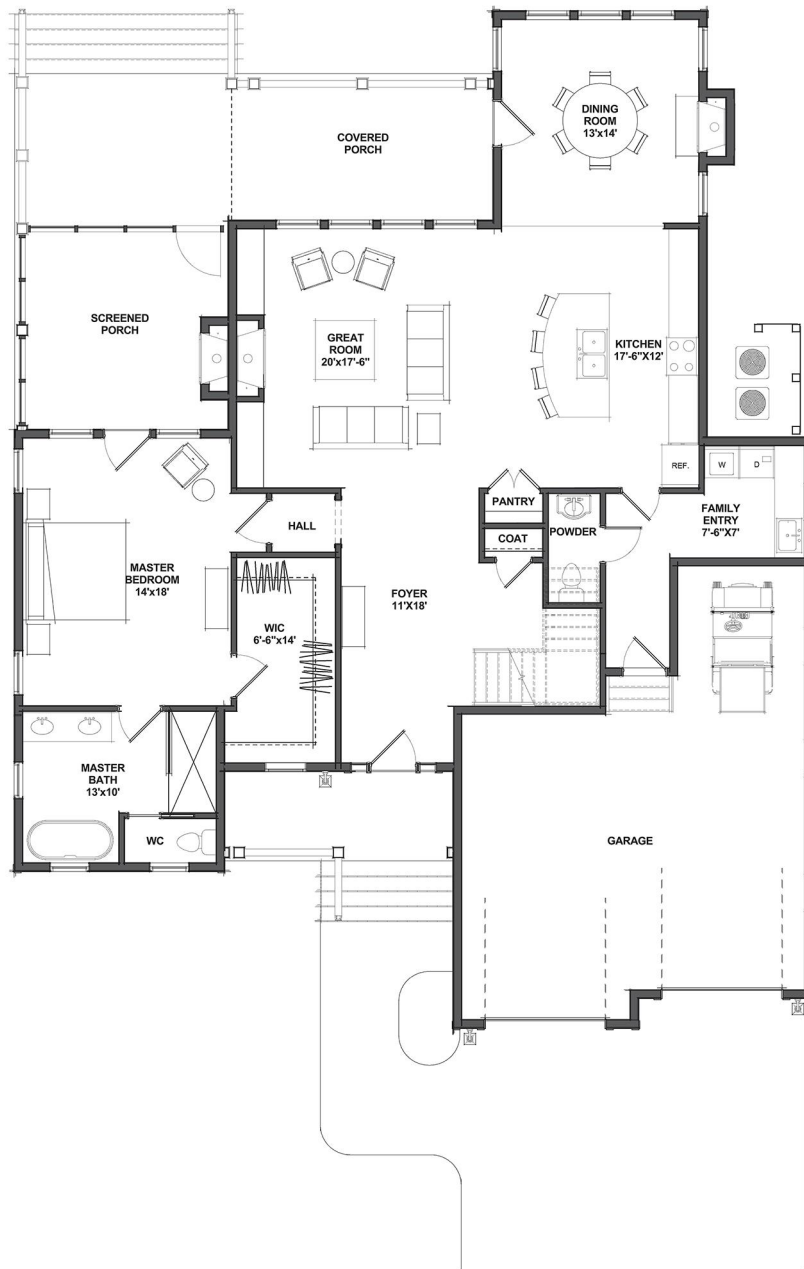
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Heron II - Elevations
Burwell's Bluff

May 28, 2019

Architect's rendering - subject to change





Area	
First Floor	1,703 SF
Second Floor	1,234 SF
Finished Area	2,937 SF
Covered Porches	542 SF
Garage	583 SF



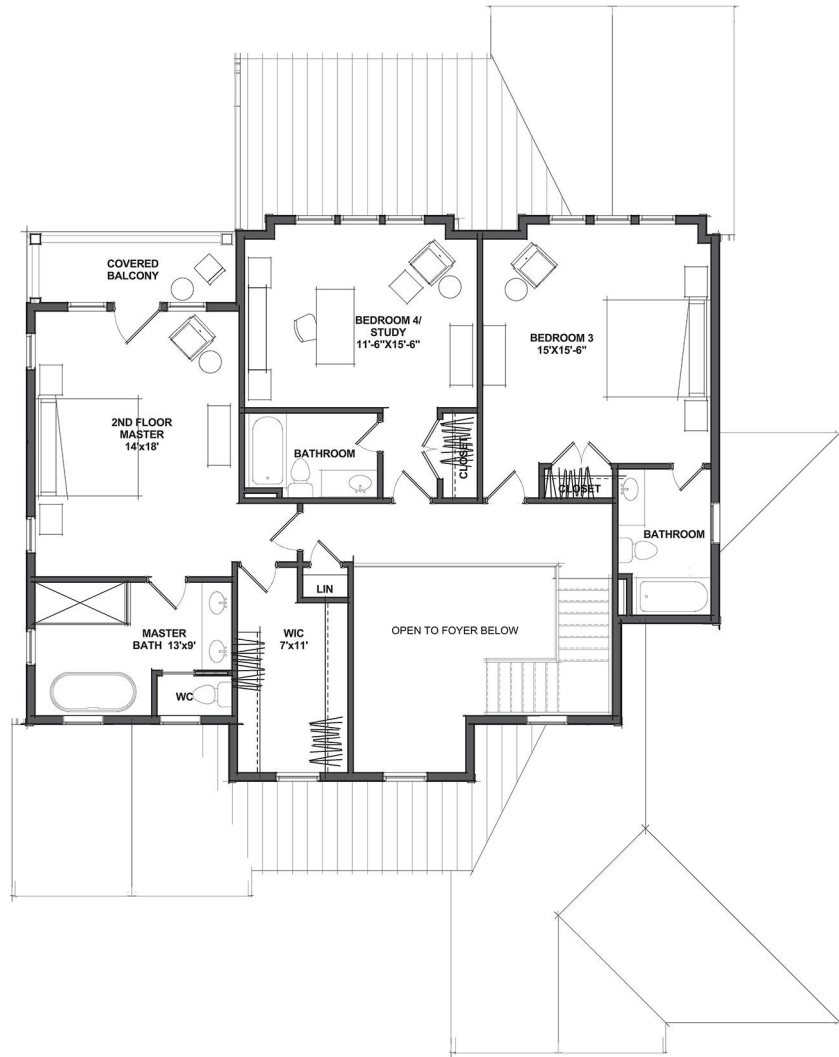
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Heron I - First Floor
Burwell's Bluff

May 28, 2019

Architect's rendering - subject to change





Area	
First Floor	1,703 SF
Second Floor	1,234 SF
Finished Area	2,937 SF
Covered Porches	542 SF
Garage	583 SF



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Heron I - Second Floor
Burwell's Bluff

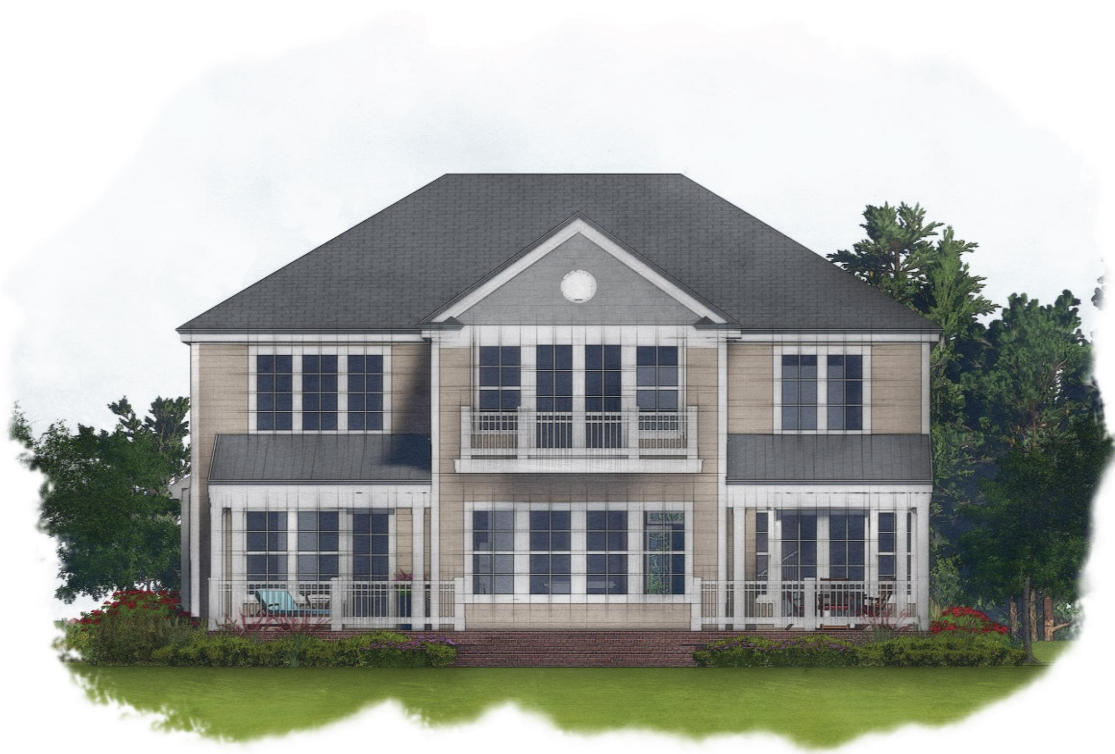
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Front Elevation



Rear Elevation



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Osprey I - Elevations
Burwell's Bluff

May 28, 2019

Architect's rendering - subject to change





Side Elevation



Side Elevation



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Burwell's Bluff

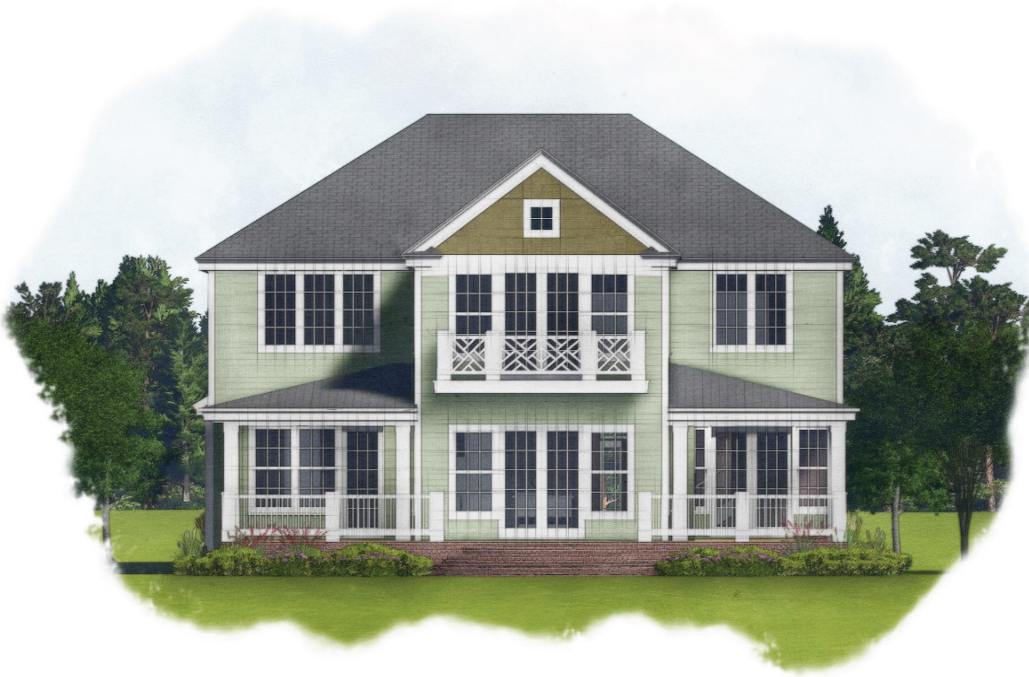
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Front Elevation



Rear Elevation



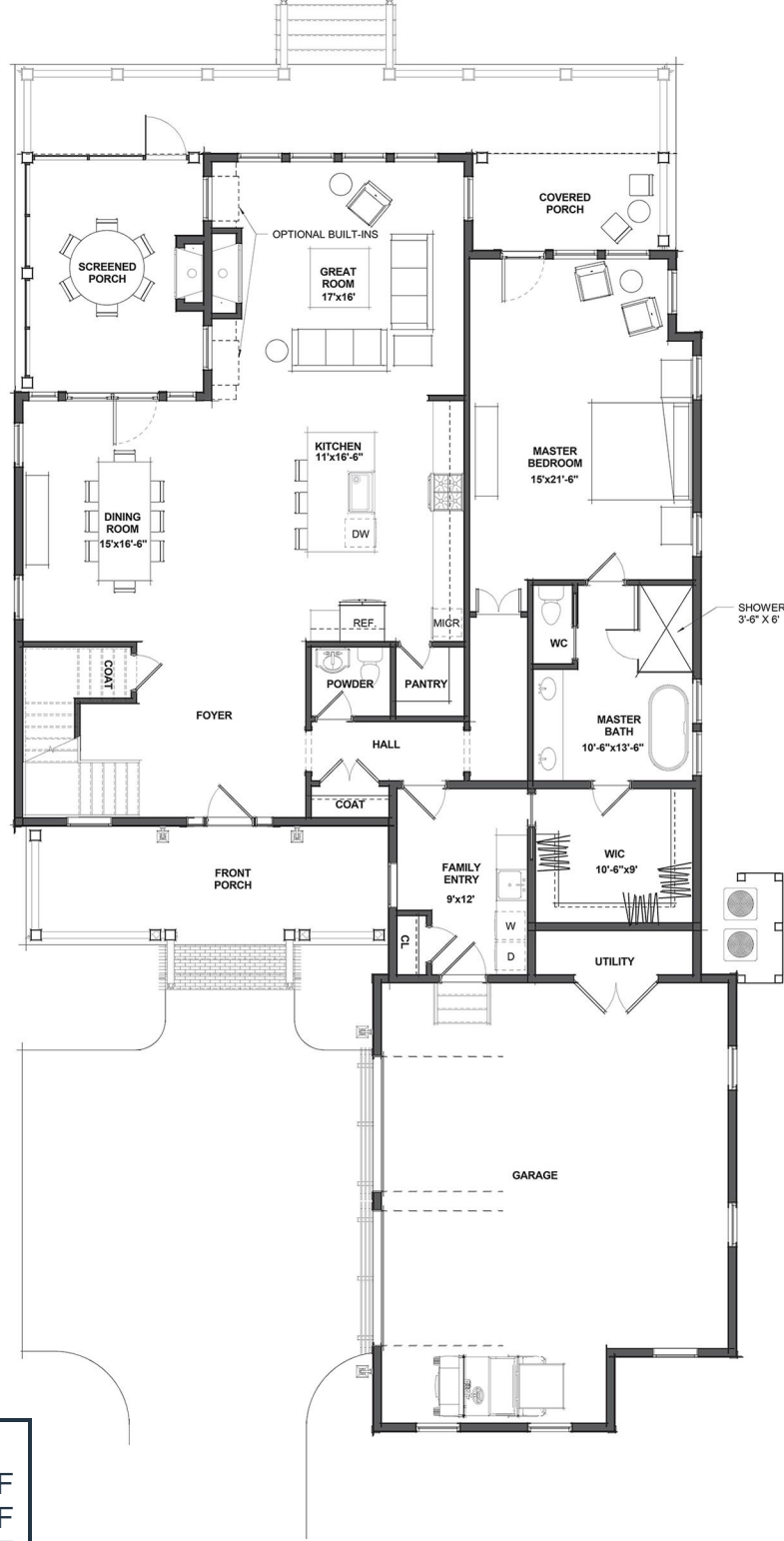
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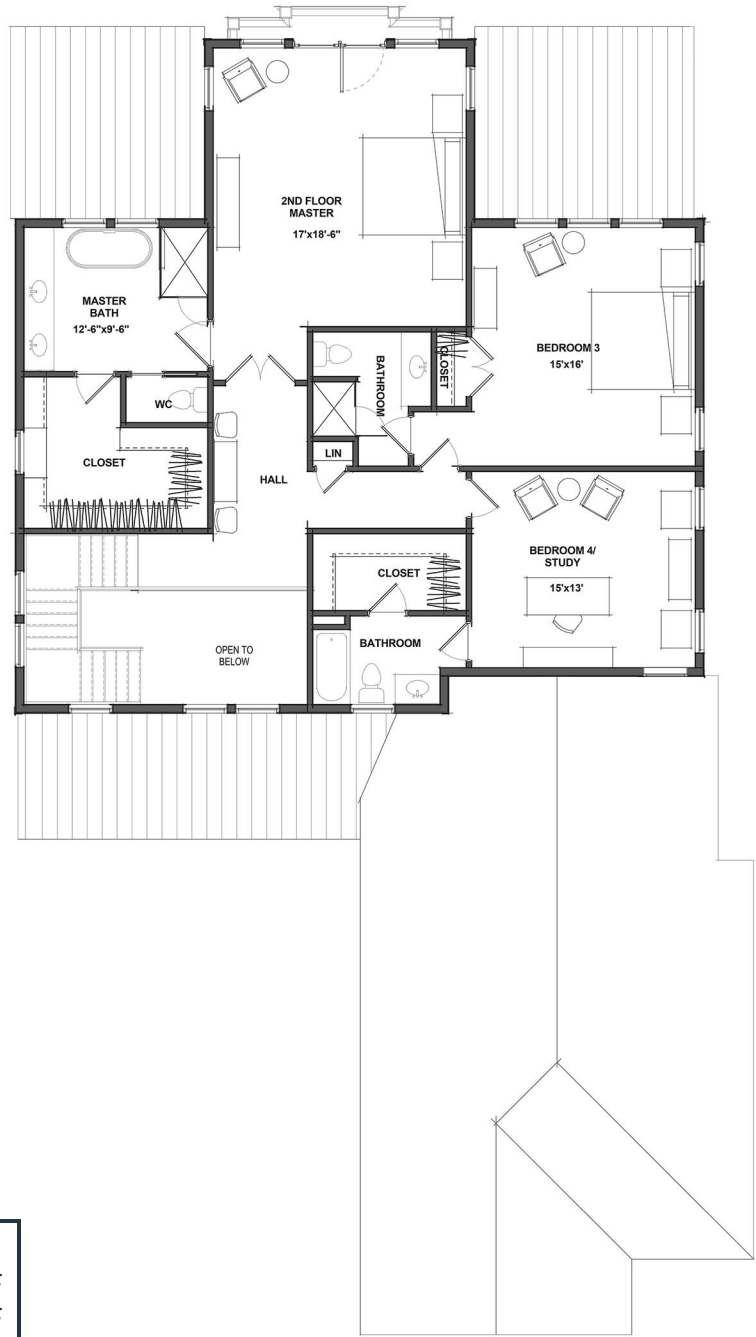
Area	
First Floor	1,909 SF
Second Floor	1,444 SF
Finished Area	3,353 SF
Covered Porches	492 SF
Garage	654 SF



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Osprey I - First Floor
 Burwell's Bluff
 May 28, 2019
 Architect's rendering - subject to change





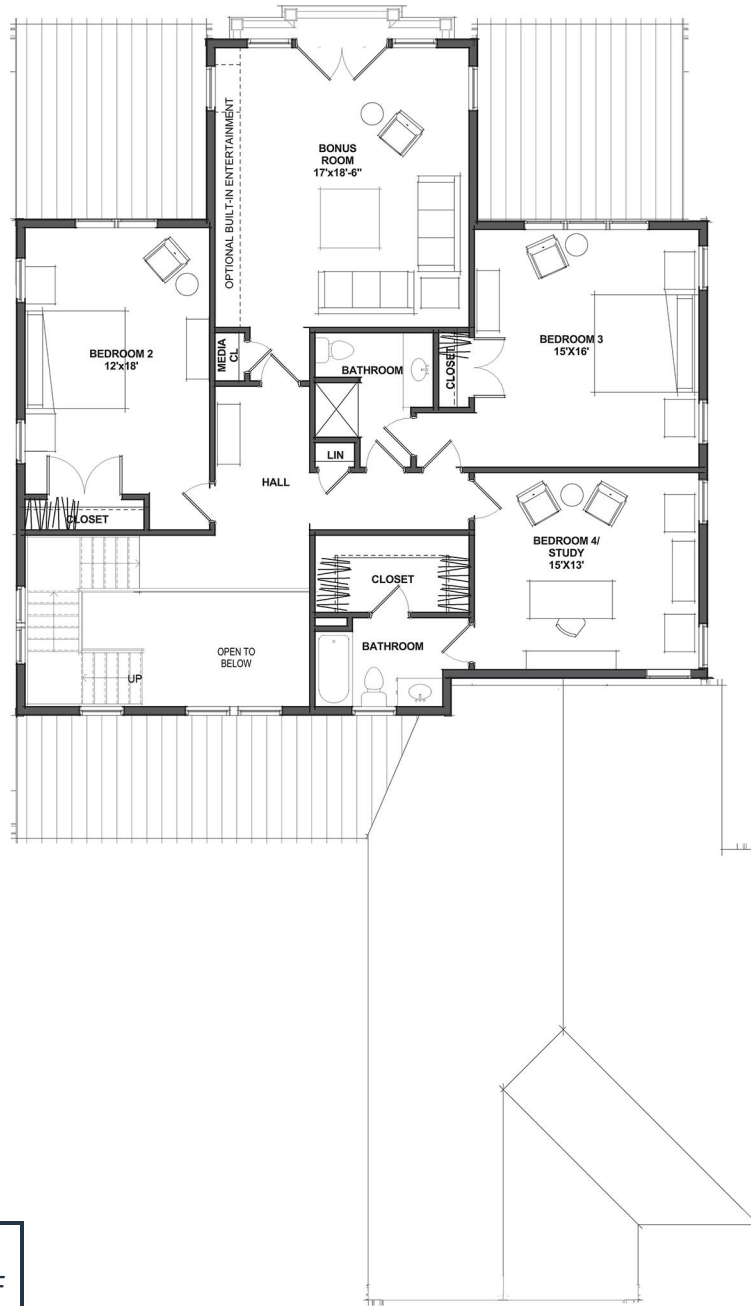
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Osprey I - Second Floor
Burwell's Bluff
 May 28, 2019
 Architect's rendering - subject to change





Area	
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Second Floor	1,444 SF
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Osprey I - Second Floor Alternate Burwell's Bluff

May 28, 2019

Architect's rendering - subject to change

