

the Enclave

at Kingsmill



SITE PLAN

● SOLD

MODEL MATRIX

Unit	Model		
1.	Loblolly	Mirrored	(Elevation Type 3)
2.	Magnolia	Mirrored	(Elevation Type 3)
3.	Magnolia		(Elevation Type 2)
4.	Loblolly		(Elevation Type 2)
5.	Loblolly	Mirrored	(Elevation Type 1)
6.	Magnolia	Mirrored	(Elevation Type 1)
7.	Loblolly	Mirrored	(Elevation Type 3)
8.	Magnolia	Mirrored	(Elevation Type 3)
9.	Magnolia		(Elevation Type 1)
10.	Loblolly		(Elevation Type 1)
11.	Loblolly	Mirrored	(Elevation Type 3)
12.	Magnolia	Mirrored	(Elevation Type 3)
13.	Magnolia		(Elevation Type 2)
14.	Loblolly		(Elevation Type 2)
15.	Loblolly	Mirrored	(Elevation Type 1)
16.	Magnolia	Mirrored	(Elevation Type 1)
17.	Magnolia		(Elevation Type 3)
18.	Loblolly		(Elevation Type 3)
19.	Magnolia		(Elevation Type 2)
20.	Loblolly		(Elevation Type 2)
21.	Magnolia		(Elevation Type 1)
22.	Loblolly		(Elevation Type 1)
23.	Loblolly		(Elevation Type 2)
24.	Magnolia		(Elevation Type 2)

REVERSE MATRIX

Model		Units
Loblolly	(Elevation Type 1)	10, 22
Loblolly	(Elevation Type 2)	4, 14, 20, 23
Loblolly	(Elevation Type 3)	18
Loblolly	Mirrored (Elevation Type 1)	5, 15
Loblolly	Mirrored (Elevation Type 3)	1, 7, 11
Magnolia	(Elevation Type 1)	9, 21
Magnolia	(Elevation Type 2)	3, 13, 19, 24
Magnolia	(Elevation Type 3)	17
Magnolia	Mirrored (Elevation Type 1)	6, 16
Magnolia	Mirrored (Elevation Type 3)	2, 8, 12



CUSTOM HOMES





KINGSMILL

Resort

CUSTOM HOMES

The Enclave at Kingsmill

Standard Features

Stylish Interiors

- Two distinctive two-story home designs
- Professionally designed interior finish packages to choose from with styles and finishes of:
 - Cabinets
 - Plumbing Fixtures
 - Quartz Countertops
 - Fireplace Surround
 - Light Fixtures
- GE Appliances Cafe package
- 5" Blue Ridge or Timarron hardwood flooring throughout first floor, except Owner's Bath floor
- Ceramic tile Kitchen backsplash, Bath floors, showers, and laundry room per plans
- Carpet in upstairs bedrooms and hall
- Hardwood stairs and railings with wrought iron baluster and painted wood newel posts
- Sherwin Williams paint colors
- Interior doors 8' tall
- Custom interior trim package
- Gas fireplace with mantle and surround
- Clerestory windows and vaulted ceilings to maximize daylight

Gourmet Kitchens

- Quartz countertops including a quartz-topped island with bar seating
- Wood cabinets with decorative paneled door fronts and crown molding
- Undermount Kitchen Sink
- Stainless steel Energy Star appliance package, including gas range, electric oven, refrigerator, dishwasher, microwave oven drawer, garbage disposal, and side-by-side washer and dryer

Owner's Suite

- Access to Terrace adjoining Owner's Suite in Magnolia model
- Walk-In Closet
- Five-piece bathroom with a soaking tub, frameless glass shower, and private water closet
- Dual vanities with under-mount sinks
- 36" tall base cabinets in all baths

Guest / Family Bedrooms

- All with three-piece en-suite bathroom with tub shower or walk-in shower

Energy Savings Features

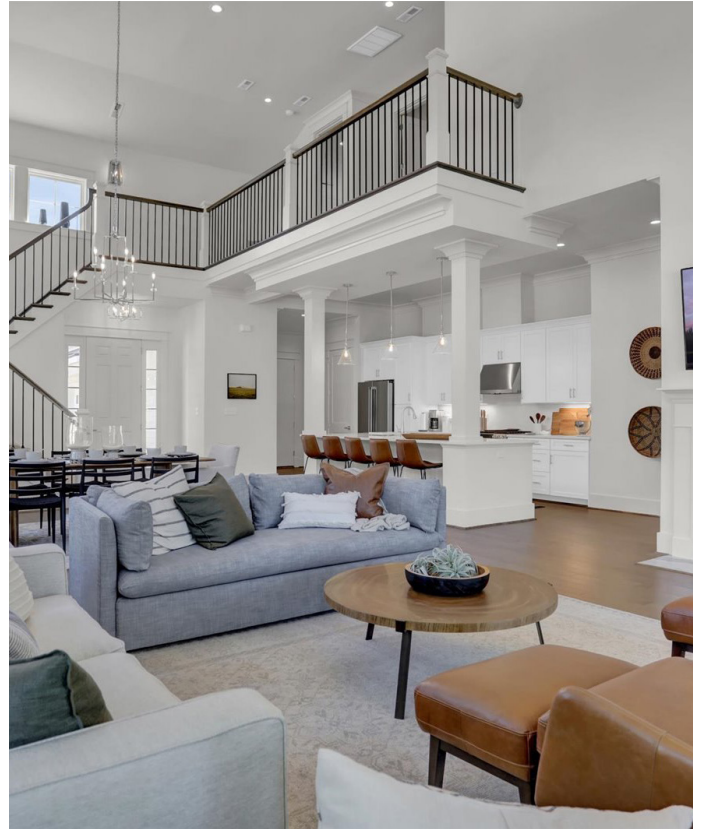
- Tyvek house wrap
- 16 SEER heating and cooling systems
- Programmable thermostat on First Floor
- Pella double hung windows with Low-E Glass
- 2 x 6 exterior walls with R-24 Spray Foam Insulation with R-38 ceiling insulation
- 75-gallon quick recovery gas water heater

Home Safety

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

Exterior and Structural Specifications

- Modern farmhouse inspired exteriors
- Two car garage
- Hardi-Plank siding
- Brick foundation
- Architectural shingles with metal roof accents
- 5" seamless gutters
- Porch and Terrace
- Professional designed landscaping included
- 2 x 12 roof rafters per plan
- 7 / 16" roof sheathing
- PVC exterior trim
- 2 x 6 exterior walls
- 2 x 4 interior walls
- 10' first floor ceiling height
- 9' second floor ceiling height
- 3/4"ADV ANTECH subflooring
- Concrete slab floor
- Engineered wood open web floor system second floor
- Exterior walls insulated with sprayed cellulose (Except Garage)
- Exterior powder - coated aluminum Railings
- Exposed aggregate concrete Front Porch and Terrace floor with brick border
- Exposed aggregate driveway and walkways
- Pella Encompass service windows
- PVC fence for HVAC equipment
- 8' Therma-Tru 6-panel front door and 8'sliding door in rear



Floor plans and models are artist's conception and not intended to show specific detailing. Because we are always improving our homes, we reserve the right to substitute all materials, appliances and fixtures with like kind and quality and to change features, options and architectural details prior to purchase without notice. Some models may be reversed from floor plan. Furnishings and appliances are shown to aid you in visualizing floor plans and are not included in the sales price. Windows, ceilings and front porches may differ by model. Prices subject to change without notice.





FIRST FLOOR



SECOND FLOOR

* at Elevation Types 1 & 2 only



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Loblolly

2,842 SF (Elevation Types 1, 2, & 3)

August 26, 2019

Architect's rendering - subject to change





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FRONT VIEW

**ELEVATION
TYPE 1**



REAR VIEW



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Loblolly
2,842 SF (Elevation Type 1)
August 26, 2019

Architect's rendering - subject to change





FRONT VIEW

**ELEVATION
TYPE 2**



REAR VIEW



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Loblolly
2,842 SF (Elevation Type 2)
August 26, 2019

Architect's rendering - subject to change





FRONT VIEW

**ELEVATION
TYPE 3**



REAR VIEW

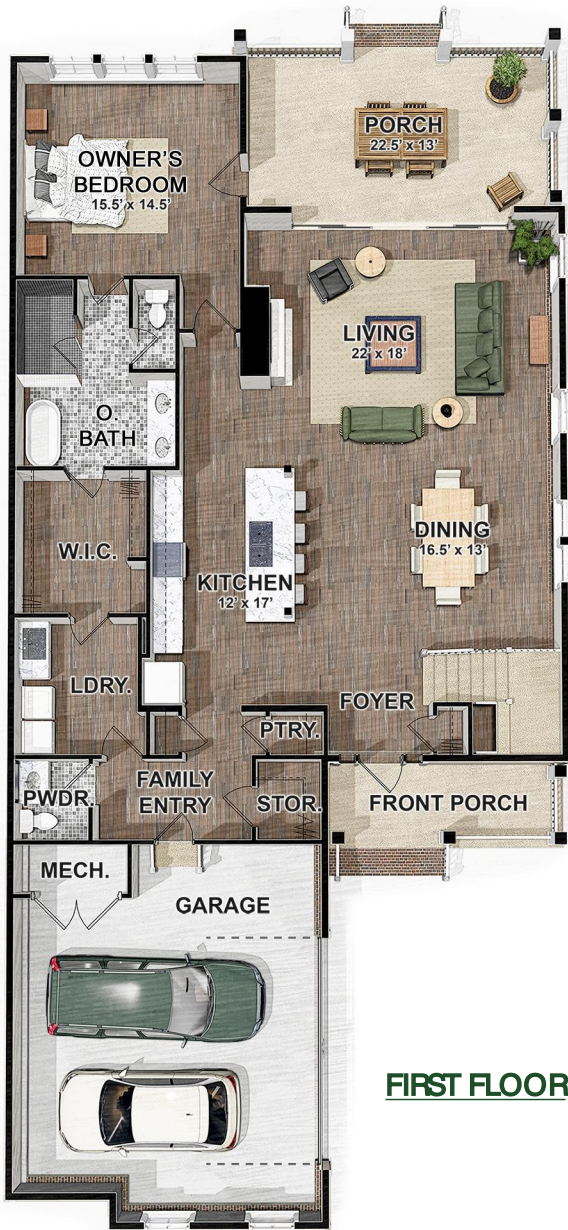


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Loblolly
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FIRST FLOOR



SECOND FLOOR



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Magnolia

2,726 SF (Types 1 & 2); 2,740 SF (Type 3)

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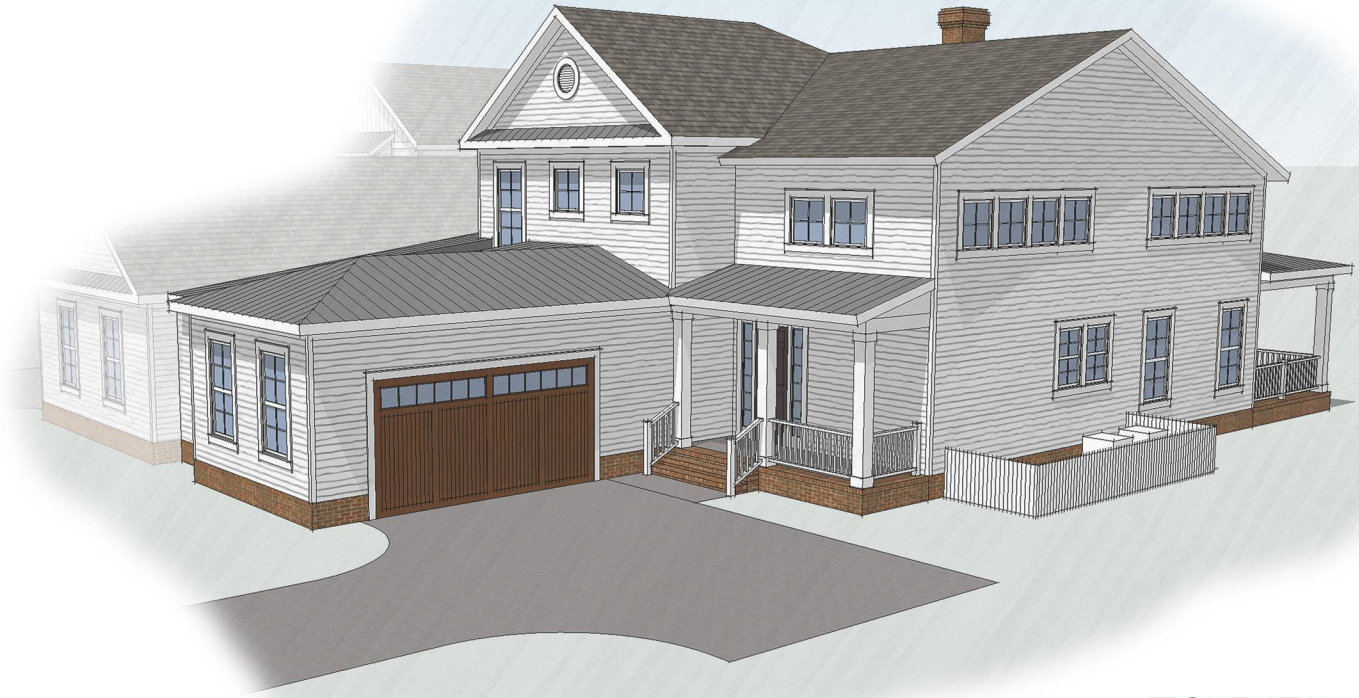
Magnolia

2,726 SF (Types 1 & 2); 2,740 SF (Type 3)

August 26, 2019

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FRONT VIEW

**ELEVATION
TYPE 1**



REAR VIEW



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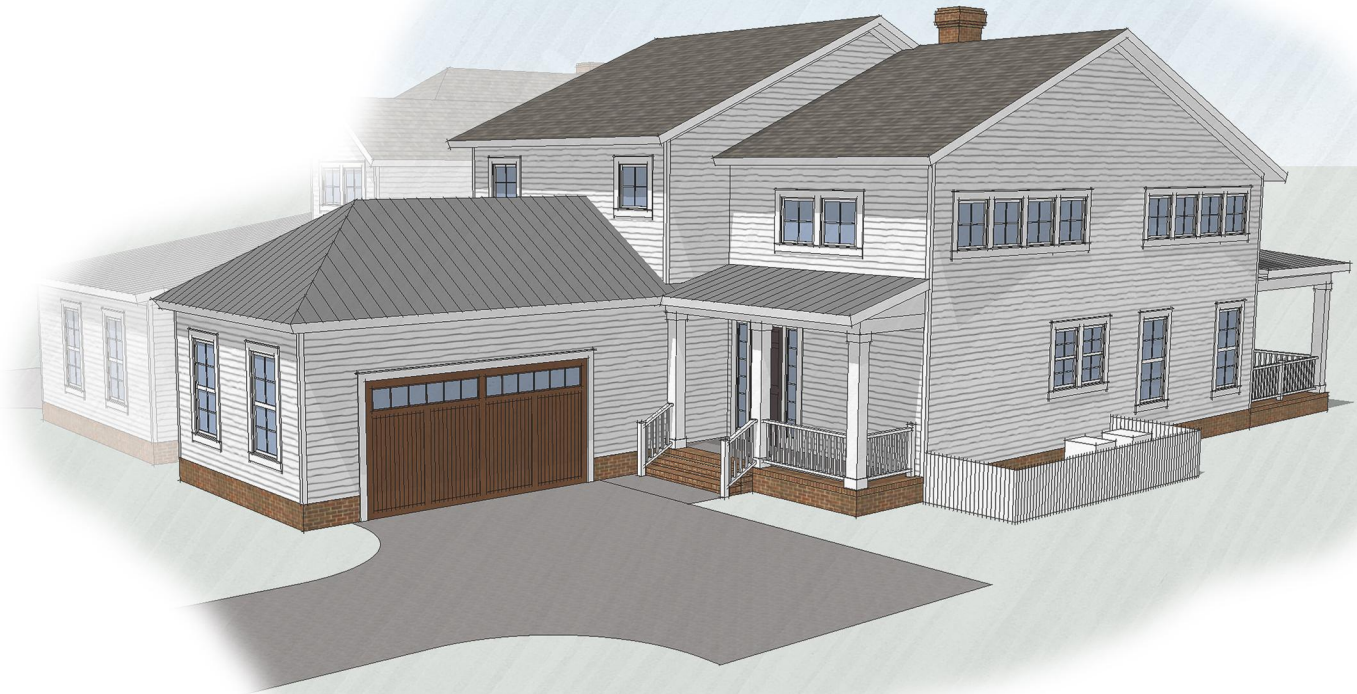
Magnolia

2,726 SF (Elevation Type 1)

August 26, 2019

Architect's rendering - subject to change





FRONT VIEW

**ELEVATION
TYPE 2**



REAR VIEW



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Magnolia

2,726 SF (Elevation Type 2)

August 26, 2019

Architect's rendering - subject to change





FRONT VIEW

**ELEVATION
TYPE 3**



REAR VIEW



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Magnolia

2,740 SF (Elevation Type 3)

August 26, 2019

Architect's rendering - subject to change

