

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



KINGSMILL
Resort

CUSTOM HOMES



GuernseyTingle

ARCHITECTURE | INTERIORS | PLANNING



KINGSMILL

Resort

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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
 - Quartz countertops
 - Plumbing fixtures
 - Light fixtures
 - Fireplace surround
- GE Cafe Appliance 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 KITCHEN

- 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

- Three-piece en-suite bathroom with tub shower or walk-in shower

EXTERIOR AND STRUCTURAL SPECIFICATIONS

- Modern farmhouse inspired exteriors
- Two car garages
- Hardi-Plank siding
- Brick foundation
- Architectural shingles with metal roof accents
- 5" seamless gutters
- Porch and Terrace
- Professionally 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 first 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 series windows
- PVC fence for HVAC equipment
- 8' Therma-Tru 6-panel front door and 8' sliding door in rear

ENERGY SAVINGS FEATURES

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

HOME SAFETY

- Schlage door locks and deadbolts
- Carbon monoxide and smoke detectors.

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KINGSMILL *Resort*

CUSTOM HOMES

THE ENCLAVE AT KINGSMILL 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 Kingsmill Resort Custom Homes’ ability to provide a product that lives up to the Kingsmill brand.

- **Kingsmill Realty - SALES**

Kingsmill Realty has an expert team of Realtors[®] with a primary focus being on the real estate opportunities within the Kingsmill community. The Kingsmill Realty team provides superior and memorable experiences with every client. Kingsmill Realty’s role in The Enclave at Kingsmill development project will be executing the sales portion of the process.



- **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-five 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 fueled 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.



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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Architect's rendering - subject to change





FRONT VIEW

**ELEVATION
TYPE 1**



REAR VIEW

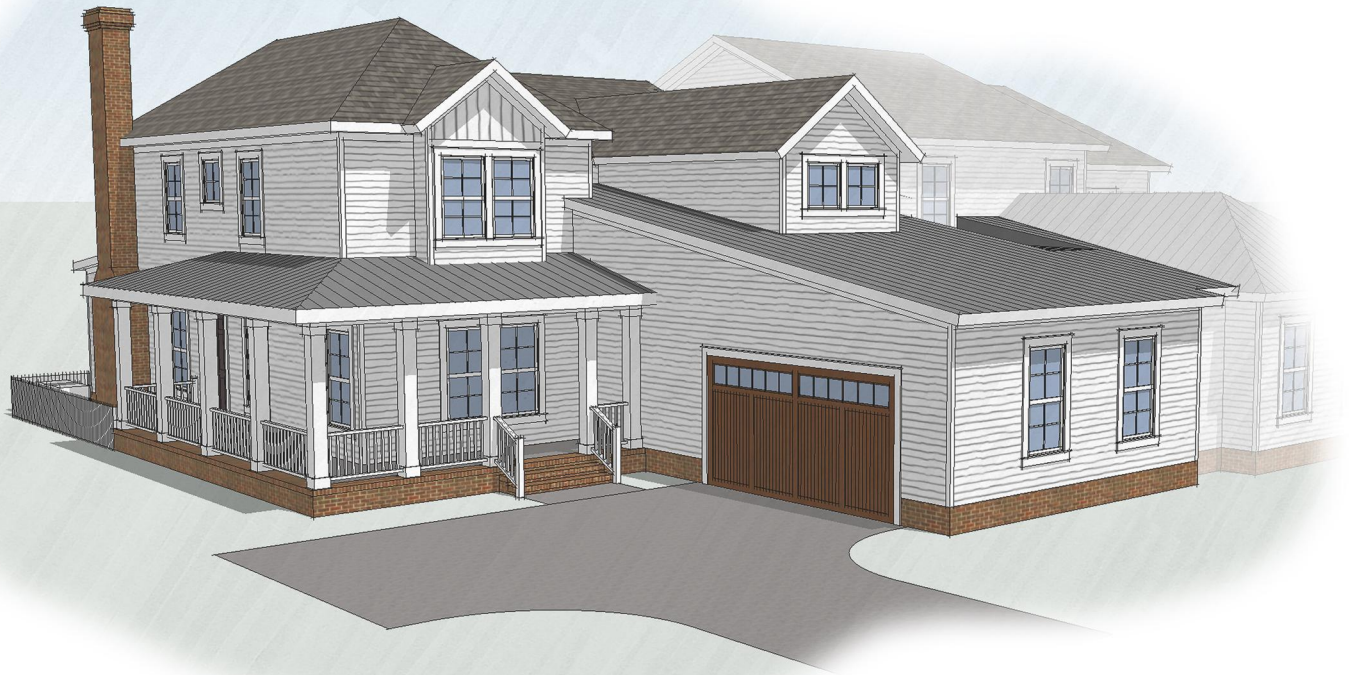


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Loblolly
2,842 SF (Elevation Type 1)
August 26, 2019

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

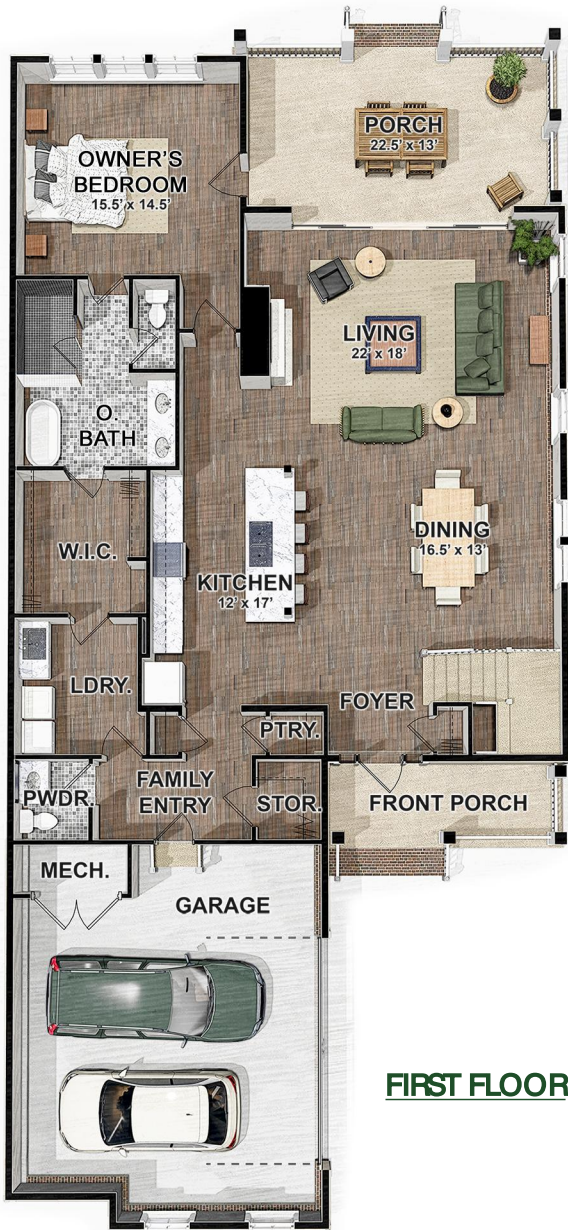


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FIRST FLOOR



SECOND FLOOR

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Magnolia

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

August 26, 2019

Architect's rendering - subject to change





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Magnolia

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

August 26, 2019

Architect's rendering - subject to change





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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