





LEFT SIDE ELEVATION $\frac{1}{4}" = 1'-0"$



FRONT ELEVATION $\frac{1}{4}" = 1'-0"$

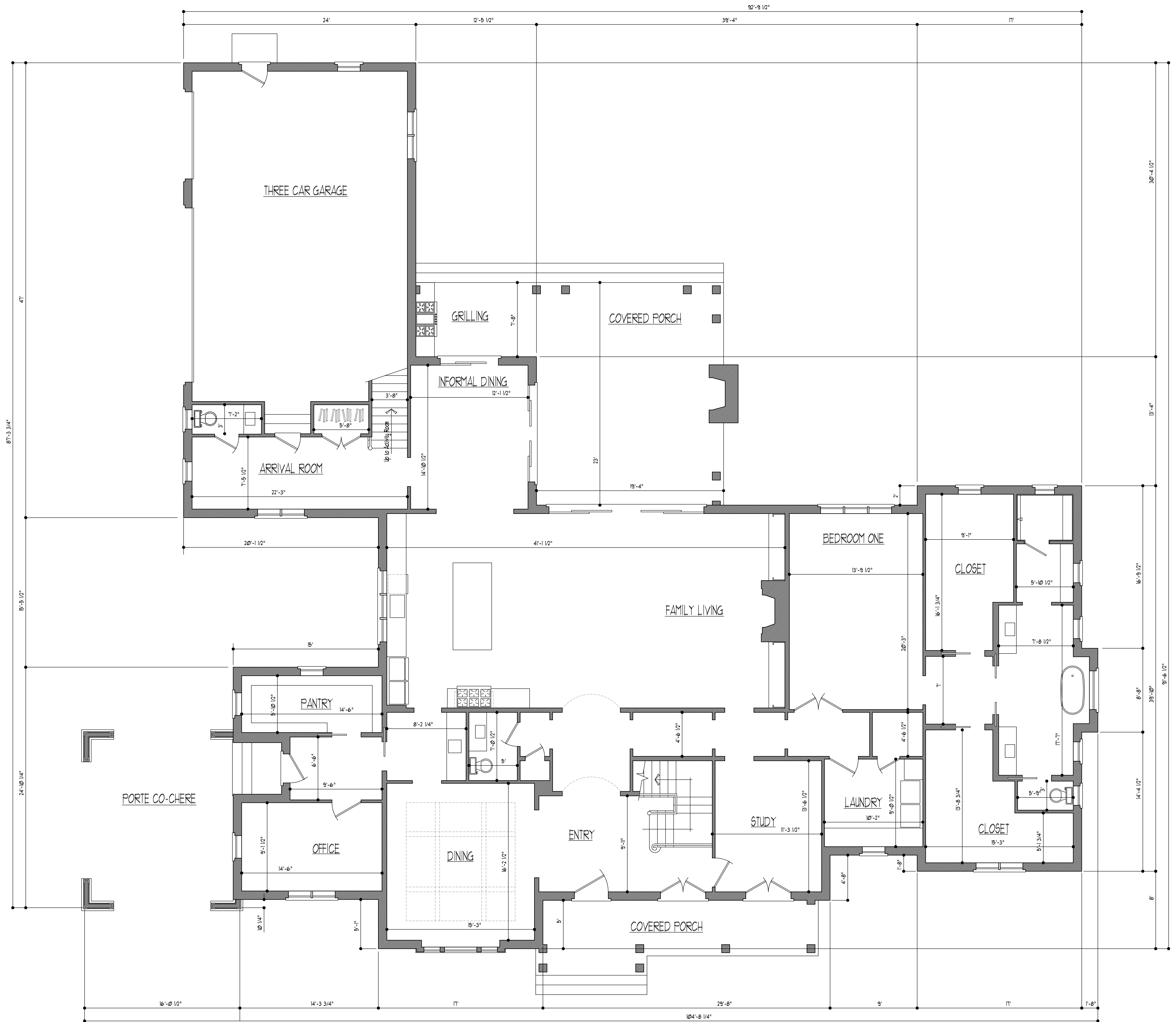


RIGHT SIDE ELEVATION $\frac{1}{4}" = 1'-0"$



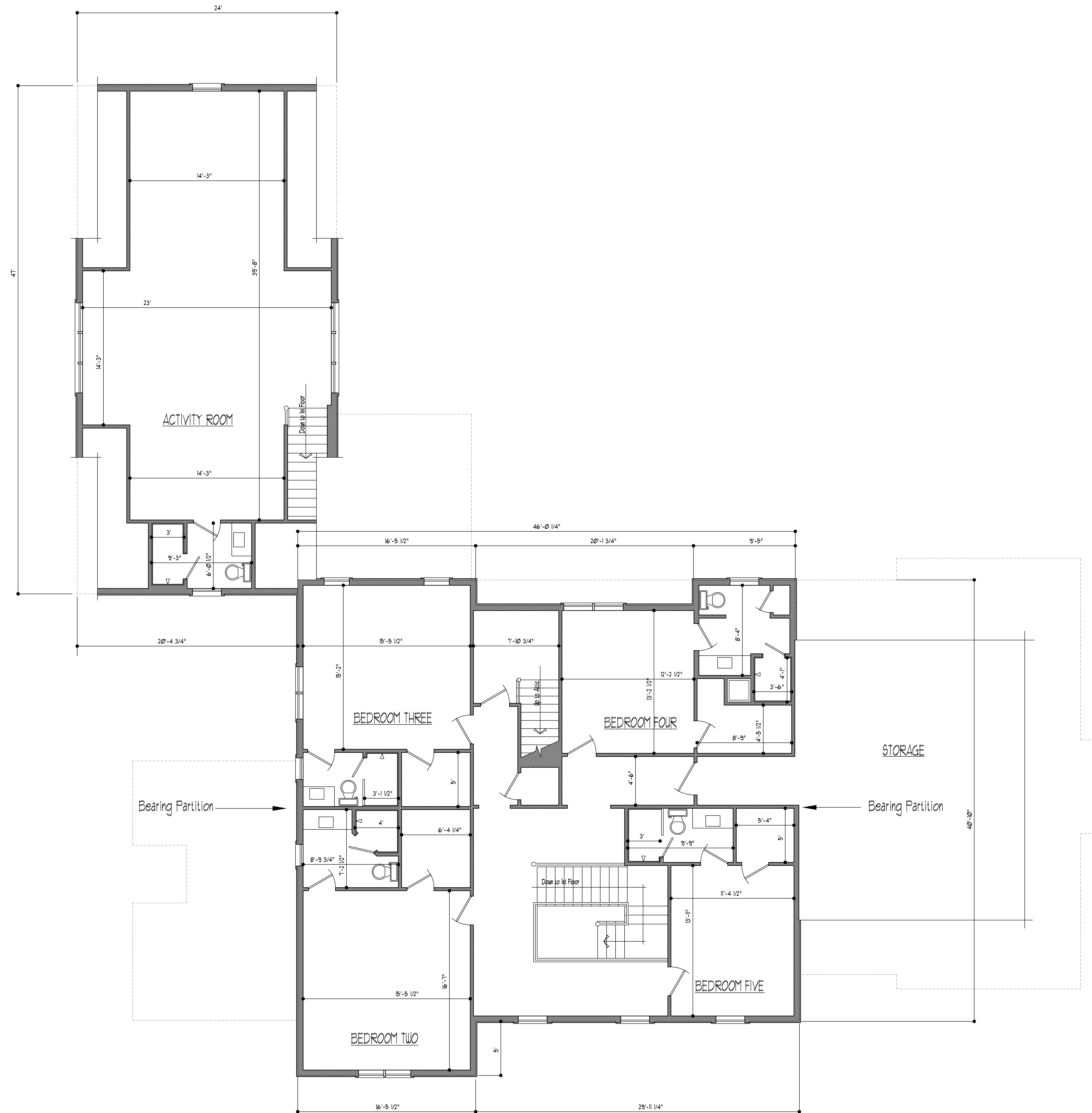
REAR ELEVATION $\frac{1}{4}" = 1'-0"$

| APPROXIMATE SQUARE FEET | |
|------------------------------|------|
| First Floor | 3100 |
| Second Floor | 1880 |
| Activity (Over Garage) | 804 |
| | |
| Garage | 812 |
| Covered Front porch | 188 |
| Covered Rear porch | 540 |
| Port Co-Chere | 305 |



FIRST FLOOR PLAN

1/4" = 1'-0"



SECOND FLOOR PLAN

1/4" = 1'-0"

Colonial Homecrafters, Ltd.

Custom Home Specs
Lot 22 Kinloch
St. Vincent

PRICE

\$ 3,725,000

2026

Home price based on St. Vincent plan drawn by Mark White 5.05.2025

| | <u>SQUARE FOOTAGE:</u> | <u>CEILING HEIGHT:</u> | <u>FINISH SCHEDULE:</u> |
|--------------|------------------------|------------------------|-------------------------|
| First Floor | 3,700 | 10'-0" | Finished |
| Second Floor | 1,880 | 9'-0" | Finished |
| Activity | <u>804</u> | 9'-0" | Finished |
| Total | 6,384 | | |

| | |
|---------------|-----|
| Front Porch | 188 |
| Covered Porch | 540 |
| Garage | 812 |

LAND

Lot 22 Kinloch .755 acres
Included in sales price

PERMITS/FEES/ACC

Building Permit By Builder

SITEWORK

Mark Trees & Clearing Limits
Home Site Per site plan

FOOTINGS/FOUNDATION

Footings **Allowance: 120 yards of concrete**
24" wide, 12" concrete with #4 rebar
Per soil report

Waterproofing TREMCO TUFF_DRI H8 Waterproofing layer on foundation
perforated drain tile interior and exterior of foundation

Termite Protection Per Perimeter with 2 year warranty per foundation

Radon 4" slotted drain tile vented through roof, passive system

Soil Report Provided by Builder

The footings are based on this soil report and the foundation footing plan of the Mark Whites plan. 12.12.2023.

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MASONRY VENEER

| | |
|--------------|-----------------------------------------|
| Stone | Dove Grey, thin veneer, front elevation |
| Brick | Monticello O/S, sides and rear |
| Mortar | White on Brick, Portland Gray on Stone |
| Block | Concrete Masonry Units, per plan |
| Window Sills | PVC Sills, Front Elevation |
| | Brick Rowlock, Side and Rear Elevation |

PORCHES/DECK

| | |
|-----------------------|-----------------------------------------|
| Front Porch and steps | Bluestone Treads and stone veneer riser |
| | Bluestone, Variegated Pattern 2 |
| Covered Porch, rear | Bluestone Treads, brick riser |
| | Bluestone, Variegated Pattern 2 |
| Aluminum Handrails | Powder coated, black |

FIREPLACE

| | | |
|-------------------------|------------------------------------|---------------------------|
| Covered Porch Fireplace | Masonry 42" | |
| | Brick, Monticello O/S | |
| | 8" x 8" x 7' Reclaimed Oak Mantle | |
| | Bluestone hearth | |
| Interior Fireplace | Great Room | Allowance \$10,000 |
| | Heat & Glo PHOENIX42-IFT | |
| | No glass - 42in x 28 1/2in opening | |
| | 65,000 Btu/Hour input NG | |
| | Power vent termination cap | |
| | Exterior wall firestop/damper | |
| | Ember lights | |
| | RC400 remote control | |
| | IntelliFire Touch control system | |
| | Molded fiber burner | |
| | 2 optional outside air hook ups | |
| | glowing embers | |
| | Square steel grate | |
| | Safety firescreen | |
| | Black glass liner | |
| | Mantle, custom by Prestige | |
| | Surround, Black Granite | |

FRAMING MATERIAL

| | |
|-------------------------|-----------------------------------------------------------|
| Floor System | Per plans |
| Floor Decking | 3/4" T & G OSB glued and Nailed, Advantech |
| Wall Systems | 2 x 4, 2x6 Spruce-Pine-Fir 16" o.c. or as noted per plans |
| Exterior Wall Sheathing | Zip Wall by Huber |
| Exterior Roof Sheathing | 5/8" Oriented Strand Board (O.S.B.) |

| | |
|-----------|-----------|
| Structure | Per plans |
|-----------|-----------|

WINDOWS and DOORS

| | |
|---------|----------------------------------------------------------------|
| Windows | Andersen, 400 Series, White exterior, White interior, per plan |
| Doors | Andersen A Series, White exterior, White interior, per plan |

| | |
|-------------|-----------------------------------|
| Front Doors | Per plan, Mahogany or equivalent. |
|-------------|-----------------------------------|

| | |
|----------------|------|
| Window Screens | none |
|----------------|------|

| | |
|------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Garage Car Doors | Design Per Plan Allowance \$8,200 16x8 Raynor Aspen 138, White, Recessed Grooved Ranch Panels, Stockbridge Ranch Glass, 12" Radius Track 9x8 Raynor Aspen 138, White, Recessed Grooved Ranch Panels, Stockbridge Ranch Glass, 12" Radius Track, Raynor Sentinel III (84505R) 8' Belt Drive Rail, Built in Camera, LED Lights, Built in Wifi, Remotes |
|------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

STAIR

| | |
|-----------------|---------------------------------------|
| Entry Hall | Per plan, white oak treads and risers |
| Second to Third | Per plan, red oak treads and risers |

ROOFING

| | |
|---------------|---------------------------------------------|
| Slate Roofing | CUPA Slate 20"x10" x 1/4 - 3/8 Main home |
|---------------|---------------------------------------------|

| | |
|---------------|---------------------------------------------------------------------------|
| Metal Roofing | 24ga. Prefinished Standing seam metal panels Charcoal metal roof color |
|---------------|---------------------------------------------------------------------------|

| | |
|----------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Gutters & Downspouts | Copper on Front with drain boxes per plan 6" with copper downspouts Side and Rear Aluminum, 6" seamless Gutters and Downspouts Color-Color match to trim |
|----------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

EXTERIOR TRIM AND SIDING

Shingle Siding, Siding, dormers

Fascia

Soffits

Rakes

Shutter

James Hardie, per plan

Siding, smooth, no bead

Board and batten, Hardie Panel with Hardi 1x2 strips

Per plan

Per plan

Hardie, solid

1 x 6, rake moulding, PVC or Hardie Trim

Operable, Composite, with shutter dogs

Front Elevation

INSULATION

Conditioned Crawl

Exterior Walls

Sound insulation

Attic

Ceiling Insulation

Rim Joists

Sealing

INBD PRO BOARD FR 2.09 GSP FR 2"X48"X96" FOAM BOARD

Vapor barrier(Poly Film, 10M 20'x100'White

Seems will be taped with a vinyl tape

Sprayed in Fiberglass

IBL JM SPIDER PLUS BW 30 LB US R-15 WALL SPRAY

IBL JM SPIDER PLUS BW 30 LB US R-23 WALL SPRAY

NET, 9' X 375' SPRAY MESH REGULAR

IBA Kn R-13 Unf 15"X105" 131.25 Sf

Primary Bath, Pipes, Utility Room, Bedrooms, 1/2 Batt

R-49 HIGH YIELD = 13.5 Nominal Inches OPEN CELL FOAM

R-20 HIGH YIELD = 5.5 Nominal Inches OPEN CELL FOAM

Open Cell Foam R-17 Cx = 4.5 Nominal Inches

Fire foam/spray foam will be added where necessary

Super seal Caulk for vapor barrier

HVAC

FIRST FLOOR:

ZONE 1 American Standard, 4 ton 14.3 SEER2 AC

96% AFUE Gas Furnace, 2 stage variable speed coil

zone damper system

"Honeywell" fresh air damper (controlled thru thermostat)

Return Grilles

Duct work for kitchen hood/dryer vents

SECOND FLOOR:

ZONE 2 American Standard, 4 ton 14.3 SEER2 AC

96% AFUE Gas Furnace, 2 stage variable speed coil

Return Grilles

zone damper system

Thermostat digital, programmable

Main Trunk Line

Duct supply lines

Air Filters

Floor registers

Wall/ceiling registers

Venting, Dryer & Downdraft

Venting Gas Water Heater

Venting Hood

Fresh Air exchanger

Galvanized steel, insulated

Flex duct, insulated

built in, wood to match

Steel, white

Galvanized Steel to exterior

PVC

Galvanized Steel to Exterior

ELECTRICAL

Service 400 amps

Home wired to code

Switches

Interior Receptacles

Duplex Standard White

Smoke Detectors

Electric w/battery backup

Carbon Monoxide Detector

Electric w/battery backup

Landscape lighting power at front door area for future lighting

100 amp subpanel on exterior of home for future spa wiring

Generator

48 KW Generac Generator

2 whole house transfer switches

Natural Gas

ELECTRICAL FIXTURES

Lighting Allowance \$30,000

The following is included in home price separate from allowance above:

4 Flood light

100 LED wafer

ELECTRICAL LOW VOLTAGE

STRUCTURED CABLING:

Single CAT6 Wire Location:

Office, Study, Bedrooms

Dual CAT6 Wire Location:

Screened Porch, Family Living, Activity Room

Wireless Access Point, quantity 5

Strong™ VersaBox Pro, Family Living

SONOS:

4 pair of speakers interior

3 pair of speakers exterior

SECURITY:

Honeywell 7" Pro All In One Touchscreen Control Panel

Honeywell Pro Panel LTE Communicator

Honeywell Pro Wireless Door Contact

Honeywell Pro Wireless Glassbreak Detector

Honeywell Pro Wireless Pet Immune Motion Detector

Honeywell Pro Wireless Smoke Detector

Honeywell Pro Wireless Heat Detector

Honeywell Pro Wireless Touchscreen Keypad

Honeywell Pro Wireless Touchscreen Keypad Wall Mount

Charging Cradle

NETWORK:

Ubiquiti Networks UniFi Next-Generation Gateway

UniFi 24 Port POE (400W) Enterprise Network Switch

UniFi Wireless Access Point U6 Enterprise - Full WiFi 6 Support

WattBox™ IP+ Controllable 12 Outlet (12 Controlled) Chassis

Power Conditioner with Auto Reboot

Labor Charged for Installation

PLUMBING

Water Line in House
Waste Line in House
Hose Bibs

Uponor Aquapex
PVC
4-faucets, w/shut off valve, site dependent location

Refrigerator Icemaker hook-up
Washing Machine Hook-up
Washing Machine Catch Basin
Water Heater

Standard recessed w/shut off valve
Standard recessed w/shut off valve
30 x 30 pan with 1" lip, drain
Water Heater tankless
Navien NPE 240A2 Internal buffer tank stainless steel heat exchanger 97% efficient.

PLUMBING FIXTURES

Kitchen Sink

Ortega 32" Undermount Single Basin Stainless Steel Kitchen Sink

Kitchen Faucet

Greyfield 1.8 GPM Single Hole Pull Down Kitchen Faucet
Polished Nickel

Butler's Pantry Faucet

Greyfield 1.8 GPM Single Hole Pull Down Kitchen Faucet
Polished Nickel

Butler's Pantry Sink

Ortega 32" Undermount Single Basin Stainless Steel Kitchen Sink

Powder Room Faucet

Beasley 1.2 GPM Widespread Bathroom Faucet with Pop-Up
Polished Nickel

Powder Room Sink

Mangrove 18" Vitreous China Undermount Bathroom Sink
Bowl – White

Powder Room Toilet

Drake Elongated Universal Toilet
SoftClose Elongated Toilet Seat
Cotton

Powder Room Hardware

Beasley Wall-Mounted Toilet Paper Holder
Beasley 6-1/2" Wall-Mounted Towel Ring

Rear Powder Room Faucet

Beasley 1.2 GPM Widespread Bathroom Faucet with Pop-Up
Polished Nickel

Rear Powder Room Sink

Mangrove 18" Vitreous China Undermount Bathroom Sink
Bowl – White

Rear Powder Room Toilet

Drake Elongated Universal Toilet
SoftClose Elongated Toilet Seat
Cotton

Rear Powder Room Hardware

Beasley Wall-Mounted Toilet Paper Holder
Beasley 6-1/2" Wall-Mounted Towel Ring
Polished Nickel
Polished Nickel

Primary Bath Faucets

Greyfield 1.2 GPM Widespread Bathroom Faucet with Metal
Lever Handles and Pop-Up Drain Assembly

| | |
|----------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------|
| | Polished Nickel |
| Primary Tub | 67" OPUS LIBRETTO TUB Greyfield Deck Mounted Roman Tub Filler with Hand Shower -Rough-In Valve Included Polished Nickel |
| Primary Sink | Mangrove 18" Vitreous China Undermount Bathroom Sink Bowl – White |
| Primary Bath Shower Faucet | Greyfield Pressure Balanced Shower System with Rainfall Shower Head, Slide Bar, Hand Shower, Hose, Valve Trim and Diverter - Polished Nickel |
| Primary Bath Toilet | Drake Elongated Universal Toilet SoftClose Elongated Toilet Seat Cotton |
| Primary Bath Hardware | Greyfield 24" Towel Bar Greyfield 6-1/2" Wall-Mounted Towel Ring Greyfield Wall-Mounted Toilet Paper Holder Polish Nickel |
| Bath 2 Vanity Faucet | Genta LX 1.2 GPM Widespread Bathroom Faucet with Pop-Up Drain Trim - Less Valve Brushed Nickel |
| Bath 2 Sink | Mangrove 18" Vitreous China Undermount Bathroom Sink Bowl – White |
| Bath 2 Toilet | Drake Elongated Universal Toilet SoftClose Elongated Toilet Seat Cotton |
| Bath 2 Shower Fixture | Genta LX Shower Only Trim Package with 1.75 GPM Multi Function Shower Head Brushed Nickel |
| Bath 2 Hardware | Genta LX Double Post Wall Mounted Towel Bar Genta LX 24" Towel Bar Genta LX Wall Mounted Pivoting Toilet Paper Holder Brushed Nickel |
| Bath 3 Vanity Faucet | Genta LX 1.2 GPM Widespread Bathroom Faucet with Pop-Up Drain Trim - Less Valve Brushed Nickel |
| Bath 3 Sink | Mangrove 18" Vitreous China Undermount Bathroom Sink Bowl – White |
| Bath 3 Toilet | Drake Elongated Universal Toilet SoftClose Elongated Toilet Seat Cotton |

| | |
|-----------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------|
| Bath 3 Shower Fixture | Genta LX Shower Only Trim Package with 1.75 GPM Multi Function Shower Head Brushed Nickel |
| Bath 3 Hardware | Genta LX Double Post Wall Mounted Towel Bar Genta LX 24" Towel Bar Genta LX Wall Mounted Pivoting Toilet Paper Holder Brushed Nickel |
| Bath 4 Vanity Faucet | Genta LX 1.2 GPM Widespread Bathroom Faucet with Pop-Up Drain Trim - Less Valve Brushed Nickel |
| Bath 4 Sink | Mangrove 18" Vitreous China Undermount Bathroom Sink Bowl – White |
| Bath 4 Toilet | Drake Elongated Universal Toilet SoftClose Elongated Toilet Seat Cotton |
| Bath 4 Shower Fixture | Genta LX Shower Only Trim Package with 1.75 GPM Multi Function Shower Head Brushed Nickel |
| Bath 4 Hardware | Genta LX Double Post Wall Mounted Towel Bar Genta LX 24" Towel Bar Genta LX Wall Mounted Pivoting Toilet Paper Holder Brushed Nickel |
| Bath 5 Vanity Faucet | Genta LX 1.2 GPM Widespread Bathroom Faucet with Pop-Up Drain Trim - Less Valve Brushed Nickel |
| Bath 5 Sink | Mangrove 18" Vitreous China Undermount Bathroom Sink Bowl – White |
| Bath 5 Toilet | Drake Elongated Universal Toilet SoftClose Elongated Toilet Seat Cotton |
| Bath 5 Shower Fixture | Genta LX Shower Only Trim Package with 1.75 GPM Multi Function Shower Head Brushed Nickel |
| Bath 5 Hardware | Genta LX Double Post Wall Mounted Towel Bar Genta LX 24" Towel Bar Genta LX Wall Mounted Pivoting Toilet Paper Holder Brushed Nickel |
| Bath Activity Vanity Faucet | Genta LX 1.2 GPM Widespread Bathroom Faucet with Pop-Up Drain Trim - Less Valve Brushed Nickel |
| Bath Activity Sink | Mangrove 18" Vitreous China Undermount Bathroom Sink Bowl – White |
| Bath Activity Toilet | Drake Elongated Universal Toilet SoftClose Elongated Toilet Seat |

| | |
|------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| | Cotton |
| Bath Activity Shower Fixture | Genta LX Shower Only Trim Package with 1.75 GPM Multi Function Shower Head Brushed Nickel |
| Bath Activity Hardware | Genta LX Double Post Wall Mounted Towel Bar Genta LX 24" Towel Bar Genta LX Wall Mounted Pivoting Toilet Paper Holder Brushed Nickel |
| Laundry Faucet | Moen Align One Handle Pull Down Bar Faucet - Spot Resist Stainless |
| Laundry Sink | Dayton Stainless Steel 16 1/2" x 18 1/4" x 8", Single Bowl Undermount Sink - Soft Satin D1125 Dayton 3 1/2" Stainless Steel Drain with Removable Basket Strainer and Rubber Stopper - Matte |

FINISHED FLOORS

| | |
|----------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Hardwood | Allowance \$ \$40,633.00 2,325 Sq. Ft. Allowance Furnish and install Monet Lyon 6.5" x 60" x 3/8 prefinished hardwood Locations: Entry Hall, Study, Dining, Family Living, Pantry, Office, Kitchen, Informal Dining, Powder, Rear Powder, Primary, Up Hallway |
| Carpet | Allowance \$35.00 sq. yd. \$7,875.00 Location: Bedrooms, bedroom closets, activity room and the staircase to the activity room |

CERAMIC TILE FLOOR and SURROUND

Ceramic Tile Floor

Allowance \$4.00 sq. ft

Location: Baths, Laundry, Mudroom

First Floor Primary

Install shower wall tile, 10'

Tile laid straight or broken joint pattern

One custom niche

Schluter linear drain

Install floor tile, laid straight or broken joint pattern

Grout with epoxy grout

Allowance for wall and floor tile is \$4.00 sq ft

Bathroom 2,3,4,5

Install shower wall tile, 9'

Tile laid straight or broken joint pattern

One Combo niche

Schluter drain

Install floor tile, laid straight or broken joint pattern

Grout with epoxy grout

Allowance for wall and floor tile is \$4.00 sq ft

Kitchen Backsplash

Allowance \$10.00 sq. ft for tile

Allowance Labor \$2,000

EXTERIOR FINISHES

Garage Doors

Sherwin Williams, Duration or Manufacturer Finish

Siding

Sherwin Williams, Duration

Window Trim

Sherwin Williams, Duration

Fascia and Soffit

Sherwin Williams, Duration

Trim

Sherwin Williams, Duration

Porch Columns

Sherwin Williams, Duration

INTERIOR FINISHES

Walls

1 wall colors, flat

Sherwin Williams

Emerald interior

Color white or neutral

Bath Walls

Semigloss

Emerald

Color white or neutral

Ceiling

White

Trim & Mouldings

Sherwin Williams, Emerald, semi-gloss paint

Color white or neutral

1 color throughout

Interior Doors

Sherwin Williams, Emerald, Latex semi-gloss paint

Color white or neutral

1 color throughout

INTERIOR TRIM

Door Casings

Window Casings

Window Threshold

Base Molding

2 Member Crown

Coffered Ceiling

Paneling

Front newel post

Stair Parts- pickets

Handrail- Front

Handrail- Attic Stair

CLOSETS

Primary Closet

Others

DOORS/HARDWARE

Interior Doors, raised panel

Door Hinges

Locksets

Exterior Locksets

Mirror (flat), plate glass

Shower Door

(All Material Paint Grade)

Adams Casing

Adams Casing

3 1/4" stool, 5/4 x 4

1x8 Base, first

1x6 Base, second

1x4 Base, 4 5/8" Cove Crown

Locations:

Entry Hall, Study, Family Living, Pantry, Office, Kitchen, Informal Dining, Powder, Rear Powder, Primary, Up Hallway

Dining

Dining Room, 1x6 and 1x4 with Cap

Foyer and Stairwell, full paneling

oak, 6x6 at Foyer others 4x4, square post

square wooden picket, white

oak, wide

oak, standard size

Allowance \$ 50,000

11" pressboard shelving with fir rod, standard

Montgomery 2 panel paint grade, solid core

8'-0" First Floor

6'-8" Second Floor

Black

Allowance: \$5,000

Interior, Garage, Garage to Home, Side Door

Front Door, included

Andersen, rear doors

Allowance \$1,000

Allowance \$6,855

Primary, Clear Glass Frameless, D handle

Baths: Clear Glass, Frameless, D handle

APPLIANCES

Kitchen/Butler's Pantry:
CL4850UFD/S/P

DF60650DG/S/P

PL582212

804701

MD24TE/S

G5266SCVISF

SCCP30MA1SU

KDFS

PRB24C01CG

Outdoor Grill:
C2SL42NG

AK7848CS

CABINETS/VANITIES

Custom made Prestige Cabinets

Kitchen

Butler's Pantry

Primary Bath

Powder Room

Allowance: \$61,000

48" SUB ZERO FRENCH DOOR REFRIGERATOR STAINLESS
WITH PRO HANDLE

WOLF 60" DUAL FUEL RANGE WITH 6 BURNERS AND
DOUBLE GRIDDLE

WOLF 60" HOOD LINER

WOLF 1500 CFM REMOTE BLOWER

WOLF 24" TRANSITIONAL SERIES MICROWAVE DRAWER

MIELE DISHWASHER STAINLESS 3D THIRD RACK 42 DB

SCOTTSMAN 15" PANEL READY ICE MACHINE

SCOTSMAN STAINLESS FRONT FOR ICE MAKER

ZEPHYR 24" BEVERAGE CENTER SS

COYOTE 42" S SERIES OUTDOOR GRILL

ZEPHYR 48" OUTDOOR HOOD SS

Allowance \$125,000

Door Style: FLAT PANEL INSET DOORS
Upper Door Style: FLAT PANEL INSET DOORS
Exterior Material: 1/2 maple
Interior Material: 1/2" shop birch
10 pullouts
Hood

Door Style: FLAT PANEL INSET DOORS Upper Door Style:
FLAT PANEL INSET DOORS Exterior Material: 1/2 maple
Interior Material: 1/2" shop birch

Door Style: FLAT PANEL INSET DOORS Upper Door Style:
FLAT PANEL INSET DOORS Exterior Material: 1/2 maple
Interior Material: 1/2" shop birch

Door Style: FLAT PANEL INSET DOORS Upper Door Style:
FLAT PANEL INSET DOORS Exterior Material: 1/2 maple
Interior Material: 1/2" shop birch

| | |
|--------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Office | Door Style: FLAT PANEL INSET DOORS Upper Door Style: FLAT PANEL INSET DOORS Exterior Material: 1/2 maple Interior Material: 1/2" shop birch 14 linear feet of base and uppers |
|--------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

| | |
|---------------|---------------------------------------------------------|
| Family Living | Bookshelves per plan 24" base with 12" upper shelves |
|---------------|---------------------------------------------------------|

| | |
|---------------------------------------|----------|
| Kraftmaid Breslin, Painted | |
| Bath vanities, basement, second floor | per plan |
| Laundry | per plan |

All doors and drawers are soft close.

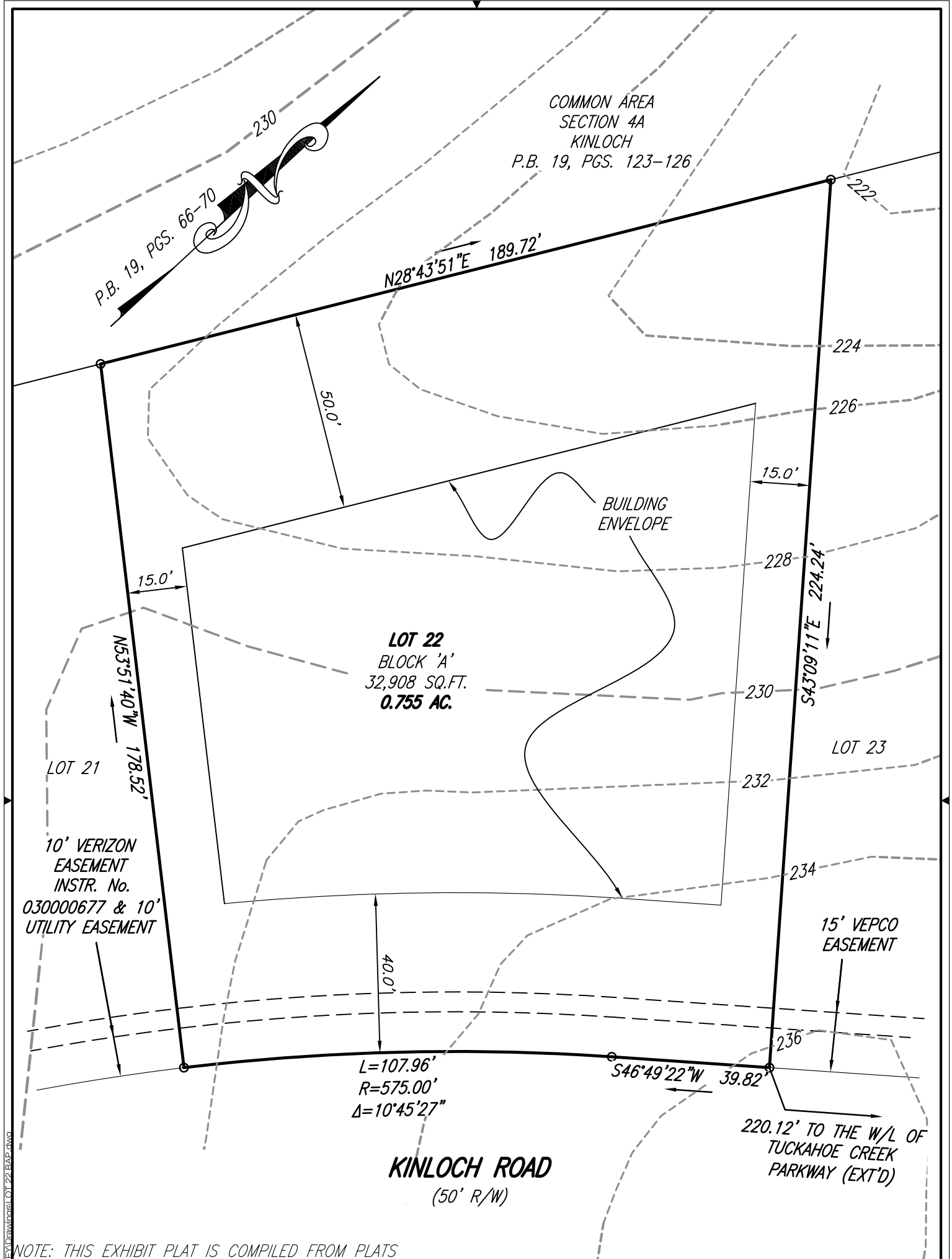
| | |
|--------|---------------------------------------------|
| Pantry | Shelves built on site Stain wood counter |
|--------|---------------------------------------------|

COUNTERTOPS

| | |
|-----------------|---------------------------------------------|
| Kitchen | Quartz Level 2 stock Finished Edge – Pencil |
| Butler’s Pantry | Quartz Level 2 stock Finished Edge – Pencil |
| Primary | Quartz Level 2 stock Finished Edge – Pencil |
| Powder | Quartz Level 1 Finished Edge – Pencil |
| Laundry | Quartz Level 1 Finished Edge – Pencil |
| Bath 2, 3, 4,5 | Quartz Level 1 Finished Edge – Pencil |

LANDSCAPING HARD SURFACES

| | |
|---------------------|-----------------------------------------------------------|
| Driveway | Exposed, gray aggregate Allowance \$38,000 |
| Walk | Front walk 200 s.f. Bluestone, Variegated Pattern 2 |
| Sod | Allowance: \$15,000 |
| Irrigation | Allowance: \$20,000 |
| Landscaping | Allowance: \$25,000 |
| Landscape Architect | Allowance \$3,000 Design |



PRELIMINARY

EXHIBIT PLAT SHOWING
LOT 22, BLOCK 'A', SECTION THREE
KINLOCH

DOVER DISTRICT
GOOCHLAND COUNTY, VIRGINIA

PLANNERS / ARCHITECTS / ENGINEERS / SURVEYORS

ROANOKE / RICHMOND / NEW RIVER VALLEY / STAUNTON / HARRISONBURG / LYNCHBURG
15871 City View Drive, Suite 200 / Midlothian, Virginia 23113 / Phone (804) 794-0571 / www.balzer.cc



DATE: 11-27-2018
SCALE: 1" = 30'
JOB: 55180058.00
DRAWN BY: BCH
CHECKED BY: CMF

11-28-2018 05:55:51 180058.00 KINLOCH SECTION 3A LOT 22 BAP.dwg