

King Custom Homes

Interior Features

- Random length oak flooring in the entry, powder room, kitchen, and nook with Swedish finish.
- All cabinets will be deep burgundy raised panel cabinet doors. Six different stain choices plus custom stain colors available at an optional price. Other cabinets are available as an option.
- Round drywall corners throughout
- Dramatic interior vaults, raised plate lines, volume Interiors. Garage walls finished.
- Formal painted dining room with elegant sconces, chair railing, wainscot and wood cased openings.
- Painted wainscot, chair rail and shadow boxing in entry and living room. Painted 2 panel interior doors.
- Upstairs base trim will be 3 1/2" casing.
- All windows are jam and cased on four sides with 3 1/2" casing. Main floor base trim 5" casing.
- Open picket railing will be wrought iron with oak wood hand rails and oak entry columns at stairways.
- Painted fluted entry and mirror casings.
- Den French doors with 10 lite glass panels (per plan)
- Easy care no wax vinyl flooring in laundry room and upper bath floors. Slab granite countertops.
- Slab granite counters with rolled edge and wood wrapped mirrors in powder room and master bath.
- Functional easy maintenance fiberglass one piece bath/shower in main bath & waterfall faucets at sink.
- 42" upper cabinets and utility sink in storage cabinet in laundry room. Vessel sinks in powder & master.
- Master bath features tile shower surrounds with designer tile and tile trim above master bath soaking tub. Decorator tile flooring. Delta nickel faucets.
- White Mica interior paint by Kelly Moore Paint.
- Shell white millwork paint by Kelly Moore Paint.
- Duraweave 32 ounce 100% nylon stain resistant carpet.
- Door hardware to be brushed chrome lever handles.
- Upholstered carpet on stairs.

Electrical Wiring Features

- Six pre-wired outlets for telephone service and cable TV
- Exterior outlets for RV and Christmas lights.
- Four computer data ports, garage door opener installed.

Exterior Features

- Exterior brick wainscot and brick arched entry or stone per plan.
- Steep roof pitch design to enhance street appeal.
- Steel insulated garage doors with upper glass panels.
- Upgraded exterior light fixtures
- Dramatic Asphalt driveway road
- 30 year architectural composition roof..
- 1" x 8" cedar fascia behind gutters.
- 8" Hardy siding.
- 2 panel wood entry doors with brushed chrome hardware and kick plate..
- Exposed aggregate concrete driveways and walks
- Front and back yard professionally landscaped with Shrubbery and tree selection.
- Ironwood decks or patio (per plan)
- Fiberglass entry door with upper glass panels.

Energy Features

- Dual pane vinyl windows and skylights.
- R-21 wall and R-30 floor insulation; R-38 ceiling insulation; high efficiency vinyl windows, 2 x 6 double wall construction.
- Natural Gas Heatkeeper forced air high efficiency furnace with electronic igniter; dual fuel set up.

Luxury Kitchen Details

- Deep burgundy raised panel cabinets. 42" upper cabinets with decorative crown molding.
- Kitchen, nook & family white painted trim to compliment the cabinets and family room bookcase.
- Spacious pantry closet or pantry cabinet.
- Functional kitchen design with center work island.
- Slab Granite on all countertops & tile backsplash.
- Five burner kitchen gas cook top.
- GE Profile microwave/oven combo
- Chrome Delta pull-out handle faucet and spray.
- 1/2 horsepower disposal.
- Plumbing for refrigerator ice maker.
- Stainless steel appliances and sink.
- Rough-in surround sound system in family room.

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Due to our continued effort to improve our product, all information contained herein is subject to change.*