

BELLA GROVE
HOLLINGSWORTH PARK
—VERDAE—



Abbot Elevation A

An Original Home Plan By Stoneledge Properties

Home Details

4 Bedrooms, 3 Baths, Approximately +/- 2757 SF

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Elevation B

An Original Home Plan By Stoneledge Properties

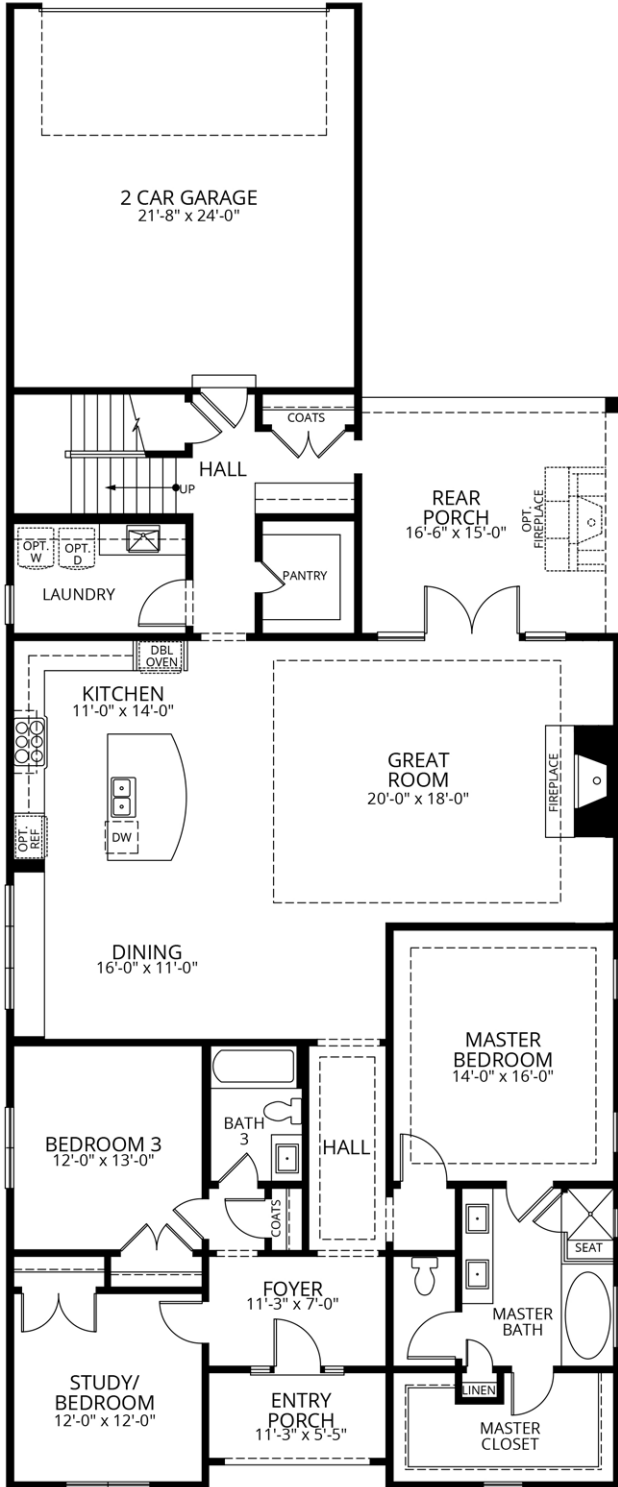
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4 Bedrooms, 3 Baths, Approximately +/- 2757 SF

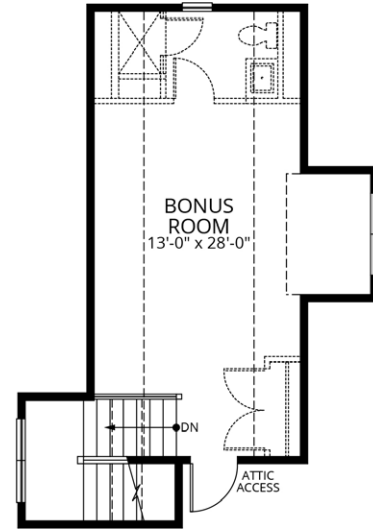
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Elevation A & B Floor Plan

An Original Home Plan By Stoneledge Properties



FIRST FLOOR



SECOND FLOOR

First Floor: 10' Ceiling Height
Second Floor: 9' Ceiling Height

Home renderings are for illustration purposes and may not represent final construction detail. Room measurements noted in the floor plan are approximate.

Optional features and other home upgrades are available. Please contact Stoneledge Properties for more information at (864) 286-6141.

— fine custom homes —
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Elevation A & B Quality Construction Features

By Stoneledge Properties

Interior Finishes

Flooring

- Engineered prefinished hardwood flooring on main floor including master bedroom - numerous colors & style options
- Tile flooring in all baths, laundry & utility areas
- Carpet in secondary bedrooms, bonus room and closets
- Generous flooring allowance

Plumbing

- MOEN® or KOHLER® fixtures, lifetime finish
- Showerhead & handheld for master shower
- Deep bowl under mount e-granite sink in kitchen
- All other sinks, under mount KOHLER® enameled cast iron
- On demand, tankless natural gas water heater with wall mounted remote for easy command/control right from the master suite
- Recirculation system installed for instantaneous hot water at all bath & sink locations
- Generous fixture allowance
- Emergency water shut off valve for whole house water shut off of the water supply - installed in an easily accessible area from inside the home
- Dedicated shut off for all exterior hose bibs to prevent freezing in the winter

Appliances – Energy Star Certified

Professional Stainless Steel Series Appliances, Your Brand Choice

- Gas cooktop
- Microwave
- Double ovens
- Refrigerator
- Generous allowance provided

Cabinets

- Cabinet Features:
 - Staggered heights & depths to create visual interest & maximize storage
 - Crown molding
 - All plywood box construction with mortise & tenon drawers
 - Soft close drawers
 - Raised panel doors
 - Cabinet pulls
 - Canopy style decorative hood with built in exhaust system which vents to the exterior of the home
 - Multiple paint & stain color options
 - Tile backsplash in kitchen above countertops

Countertops

- Granite or solid surface countertops in kitchen & baths
- Generous countertop allowance

Interior Paint

- Sherwin Williams interior flat latex paint, Zero V.O.C. for a healthier environment

Insulation

- R-15 fiberglass batts in exterior walls, Code is R-13
- R-40 blown in attic, Code is R-30
- All exterior penetrations are foam sealed for maximum energy conservation
- All exterior wall switches, receptacles and overhead recessed can lights are caulked to the sheetrock behind the trim plates for maximum energy conservation
- Optional whole house foam insulation available upon request

Ceilings

- 10' ceilings on main floor, 9' on second floor if applicable
- Stoneledge Properties signature **Ceilings with Style**® custom designer ceilings where applicable

Closets

- California style melamine closet system in master closet with some doors & drawers
- California style melamine shelving & hanging areas in secondary closets
- Generous allowance

Lighting

- Generous light fixture allowance
- Overhead light fixtures/fans in all bedrooms or owner choice
- Decorative chandeliers & wall sconces in key areas
- Addition to the decorative lights there are 2 ea. recessed ceiling lights per 100 SF to allow for a very well-lit home
- Exterior power receptacles at all exterior door locations on porches

Doors, Interior

- 8' doors on main floor
 - Solid core safe-n-sound doors in the bedrooms & laundry room
 - 5 style options from Jeld-Wen or equal

Walls / Trim

- Bullnose drywall corners throughout with smooth finish drywall
- Cove crown molding throughout
- Cased doors and windows
- 7-1/4" decorative speed base throughout
- All molding is paint grade

Interior Stairs to Bonus Room

- Custom stairs with oak treads and a stained finish with painted risers and skirt board
- Not carpeted stair treads

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Elevation A & B Quality Construction Features

By Stoneledge Properties

Energy Saving / Environmental Features

- Energy Star® Certified optional for custom built homes
- Low maintenance exteriors
- 96% efficiency gas furnace
- 14.5 SEER air conditioning
- Efficient programmable Wi-Fi enabled thermostat(s)
- Separate "zone" control for the master bed suite, main house & the bonus room - providing maximum comfort
- Efficient low "E" maintenance free windows
- Direct vent gas fireplace w/ logs
- Water saving plumbing fixtures and toilets
- Insulated garage doors
- Ultra-quiet, high exhaust bathroom fans
- Properly installed "intelligent" home wrap - WeatherSmart brand by Fortifiber, this product controls humidity and vapor transmission through the exterior wall cavity

Equipment Features

- 200 amp electrical service with labeled breaker panel, circuits are not maximized to avoid "tripping" circuits
- Structured wiring system including prewire for speakers & home automation
- Interconnected electrical smoke detectors
- Carbon monoxide detector(s)
- Overhead exhaust hood or microwave, dryer and all quiet bath fans vented to exterior of home
- Gas furnace 96% efficiency
- Efficient programmable Wi-Fi enabled thermostat(s)
- Separate "zone" control for the master bed suite, main house & the bonus room - providing maximum comfort

Exterior Finishes

Exterior Finishes, Determined Per Plan

- Hardiplank or Cemplank fiber cement siding, per plan
- Brick per plan
- Stone per plan

Windows

- Low "E", energy efficient maintenance free windows throughout home
- Simulated divided lite grids (SDL) on front, street facing windows

Doors, Exterior

- Front door 8' stained mahogany, painted fiberglass or fir selection dependent
- Garage doors – insulated steel paneled doors by Overhead Door, with control motor & wall mounted remote

Foundation

- Raised slab foundations with brick or stone, foundation for no more than 2' of fall in building site - Greater than 2' is additional expense depending on lot conditions

Framing

- All framing to comply with Energy Star® requirements
- Wall framing: 2x4 studs 16" OC
- OSB wall sheathing
- House wrap: Properly installed "intelligent" home wrap, WeatherSmart brand - product controls humidity & vapor transmission through the exterior wall cavity
- Engineered floor systems for second floors (where applicable)
- Structural floor sheathing to be ¾" Advantech, tongue & groove, glued and screwed in place to minimize the possibility of floor squeaks - with a lifetime manufacturer's warranty, unless home is built on a slab foundation
- Exterior wall sheathing to be 7/16" OSB
- Roof framing to be engineered roof trusses or field framed with dimensional lumber
- Roof sheathing to be tech shield radiant reflective roof sheathing or equal for a more comfortable attic & maximum energy efficiency
- 50 year fiberglass architectural shingles

Boxing / Exterior Trim

- Soffit: composite Hardi soffit
- Frieze: Miratec or similar
- Fascia: 2 piece Miratec or similar
- Crown: 1"x2" Miratec or similar

Paint

- Sherwin Williams super paint exterior latex, 25-year manufacturer's warranty

Landscaping

Pre-approved package per home plan

- Fully sodded front, side and rear yards
- Full irrigation system
- Plant package
- Double ground dyed mulch
- Generous landscape allowance

Site Improvements

- Building permits
- All necessary utility permits
- Survey & erosion control
- Excavation, trucking, backfill & grading
- Drive & garage stone for easy jobsite access during periods of rain
- Water & sewer connections

General

- 5" Seamless Aluminum Gutters and 4" downspouts
- (3ea.) exterior Hose bibs with water supply cut off to prevent winter freezing
- Installed passive radon venting system

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Elevation A & B Quality Construction Features

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Additional Benefits

- Professional interior cleaning & construction site cleanup throughout the entire construction process to maintain a very clean jobsite at all times
- In-house customer service & warranty department - exceptional service after the sale
- Comprehensive warranty included
- Stoneledge Properties signature **Ceilings with Style**® custom designer ceilings where applicable

Home Design Services

- Professional, full scope interior design services are included - provided by MB Interiors & Design
 - Design services include all home selections such as tile, plumbing, lighting, cabinetry, countertops, any & all exterior and interior selections & colors
 - Additional design services may be contracted to assist with furniture, home décor, rugs, draperies, bedding selections & more
 - Move in assistance & set up is also available

CUSTOM & PRE-DESIGNED HOME PLAN OPTIONS

Bella Grove is a 30-acre traditional neighborhood development located within Hollingsworth Park. A single-level living community, homes in Bella Grove are a maximum height of 1.5 stories and have the main living space on one level, with optional bonus/office/bedroom upstairs.

Custom Design/Build and Pre-Designed Home Plan Options are Available within Bella Grove.

All Pre-Designed plans have been pre-approved by the Hollingsworth Park Architectural Control Committee (HPACC) and are ready for construction. Custom designs must be reviewed and approved by the HPACC before construction may begin. A home plan reservation form must be submitted to Verdae by the purchaser/owner for review. Final plan approval will be provided in writing by Verdae to the purchaser and to the builder as confirmation that the selection has been completed. This process ensures that an identical home plan cannot be constructed within two lots (to the left or right) or directly across the street from an approved home site. Plan selections will be approved on a first-come basis, and may be reserved as early as the time of lot contract.

All approved home plans are reviewed periodically by the HPACC and may be retired without notice. Additionally, new pre-approved plans—in keeping with defined design guidelines for Bella Grove—may be incorporated during the neighborhood's construction phase.

**For questions about home pricing or the home plan selection process,
please contact the Verdae Sales Office at 864-329-8383.**