

BELLA GROVE  
HOLLINGSWORTH PARK  
—VERDAE—



## The Carolina

### Elevation A

An Original Home Plan By J Francis Builders

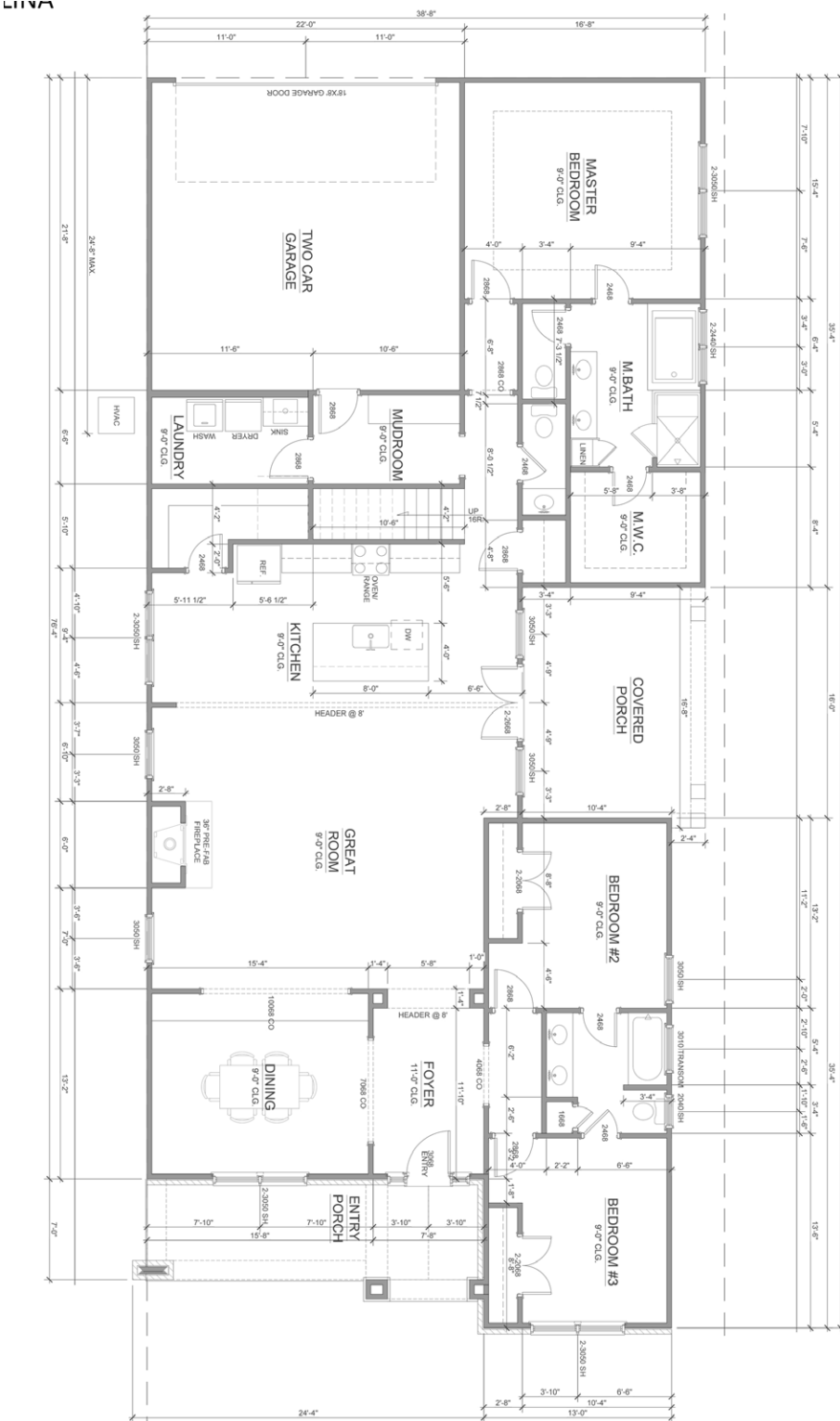
#### Home Details

3 Bedrooms, 2 Baths, Approximately +/- 2355 SF

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First Floor: 10' 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 J Francis Builders for more information at (864) 288-4001

# The Carolina

## Elevation A Quality Construction Features

By J Francis Builders

### Interior Finishes

#### Flooring

- Real site finished hardwood flooring on main floor including master bedroom. Customizable stain options
- Tile flooring in all baths, laundry and utility areas
- Carpet in secondary bedrooms, closets
- Generous flooring allowance

#### Plumbing

- Mirabelle® or Kohler® fixtures - Lifetime Finish
- Showerhead and handheld for master shower
- Under mount sinks in all baths and kitchen
- On Demand, tank-less natural gas water heater with user friendly interface
- Recirculation system installed for instantaneous hot water at all bath and sink locations
- Generous fixture allowance
- Convenient whole house shut off located in garage

#### Appliances

Professional Stainless Steel Series appliances (your brand choice)

- Gas Cooktop
- Microwave drawer
- Double Ovens
- Built in vent hood with customizable cabinet surround
- Generous allowance provided

#### Custom Cabinets

- Cabinet features:
  - 100% custom made maple cabinets
  - Cabinets heights go all the way to the ceiling
  - Glass in upper cabinets
  - Under cabinet lighting
  - Soft Close drawers and doors
  - Raised Panel Doors with full overlay in kitchen to create a seamless look
  - Customizable paint or stain
  - Tile backsplash in kitchen above countertops

#### Countertops

- Granite or solid surface countertops in kitchen, laundry, and baths
- Generous countertop allowance

#### Interior Paint

- Sherwin Williams interior flat Promar 200 paint

#### 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 efficiency
- 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

#### Closets

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

#### Lighting

- Generous light fixture allowance
- Overhead light fixtures/fans in all Bedrooms or owner choice
- Decorative chandeliers and wall sconces in key areas
- Substantial can lighting throughout house including 4 cans in every bedroom
- 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 and laundry room
  - 5 styles to choose from Jeld-Wen or equal

#### Walls / Trim

- 6-5/16" cove crown molding throughout
- Cased openings wrapped in decorative trim
- 7-1/4" decorative speed base throughout
- Tray ceiling in master bedroom with molding

#### Energy Saving / Environmental Features

- Low maintenance exterior
- 90% efficiency gas furnace
- 14 SEER air conditioning
- Efficient programmable Wi-Fi enabled thermostat(s)
- Separate "zone" control for the master bed suite, main house
  - Providing for maximum comfort
- Efficient low "E" maintenance free windows
- Ventless gas fireplace w/ logs
- Water saving plumbing fixtures and toilets
- Insulated steel maintenance free garage doors
  - Belt driven for quiet operation
- Ultra-quiet, high exhaust bathroom fans

#### Electrical Features

- 200 Amp electrical service with labeled breaker panel, circuits are not maximized to avoid "tripping" circuits
- Structured wiring system including TV outlets in all bedrooms and prewiring for speakers
- Interconnected electrical smoke detectors
- Carbon monoxide detector(s)
- Generous outlets provided throughout
- Floor outlet in living room if desired



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### Exterior Finishes

#### Exterior Finishes, Per Plan

- Hardiplank or Cemiplank 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 Amarr
  - With belt driven control motor and wall mounted remote

#### Foundation

- Raised slab foundations with brick or stone

#### Framing

- All framing to comply with Energy Star® requirements
- Wall framing: 2x4 Studs 16" O.C.
- OSB wall sheathing
- House wrap with all joints and protrusions taped for ultimate seal
- Engineered floor systems for second floors where applicable
- Structural floor sheathing to be ¾" Advantech, tongue and 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 dimension lumber
- Roof sheathing to be TechShield radiant reflective roof sheathing or equal for a more comfortable attic and maximum energy efficiency
- Architectural asphalt shingles

#### Boxing / Exterior Trim

- Stained T+G cedar ceilings on porches
- Soffit: composite Hardi Soffit
- Frieze: Miratec or similar
- Fascia: 2 Piece Miratec or similar
- Crown: 1"x2" Miratec or similar

#### Landscaping

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

### Site Improvements

- 2 water meters – one designated for irrigation to cut down on sewer volume charge
- Building permits
- All necessary utility permits
- Survey and Erosion Control
- Excavation, trucking, backfill and grading
- Drive and garage stone for easy jobsite access during wet conditions
- Sewer connections

### General

- 5" seamless aluminum gutters and 4" downspouts
- (3ea.) exterior Hose bibs
- Installed passive radon venting system

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### **Additional Benefits**

- Professional interior cleaning and construction site cleanup throughout the entire construction process to maintain a VERY clean jobsite at all times
- In-house customer service and warranty department, with exceptional service before, during, and after the sale
- SC 1 year home warranty with extended 8 year structural warranty

### **Home Design Services**

- J Francis Builders offers in house design consultation for all of our clients! Our process is designed to help you navigate the exciting steps it takes to design your dream home. We enjoy sourcing materials – tile, paint, countertop options, and so much more – so you can select a final product that you love. Small details are important to our team.

## **CUSTOM & PRE-DESIGNED HOME PLAN OPTIONS**

Bella Grove is a 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.**