

# KINGSTON

NEW HOMES  
**STARTING IN THE \$400s**

## STUNNING NEW HOMES ON LARGE HOME-SITES

Welcome to this private gated community located in bustling Locust Grove, featuring large open concept, farmhouse and craftsman style homes with master on the main and 3 car garages. Close to Interstate 75, shopping & dining including Tanger Outlets!

Great Schools!!!

- Bethlehem Elementary School
- Luella Middle School
- Luella High School
- Strong Rock Private School



**770.767.0298**

**SALES CONSULTANT:**

Dell Wiggins  
dwiggins@drbgroup.com

### COMMUNITY FEATURES

- Streetlights, beautiful streetscapes with green space
- Underground utilities
- Covenants and restrictions

### EXTERIOR

- Board & batten and shake accents (per plan)
- Designer porch columns
- Fiber cement siding
- Architectural roof shingles
- Site-built board & batten shutters limited lifetime
- Low maintenance vinyl soffits
- Aluminum gutters with downspouts & splash blocks
- 4 lite— wood front door with 3/4 glass
- Oil rubbed bronze door hardware
- Side entry garage with one 16 x 7 garage door (per plan)
- Garage door openers
- Fully sodded yards
- Irrigation front and side yards
- Front and rear electrical outlets & hose bibs
- Patio or deck 12x10 (per plan &/or per site)

### INTERIOR

- 9 foot ceilings on main floor
- Oil rubbed bronze door hardware, lighting fixtures
- Bronze or Chrome plumbing fixtures
- Smooth Ceilings (vaulted and/or trey per plan)
- Upscale trim package: base molding, door casing, window stools, crown molding, and decorative columns (per plan)
- Ceiling fans in owners suite and family room
- Fans pre-wired in secondary bedrooms
- Hardwood floors in foyer, kitchen, and breakfast
- Designer tile floors in wet areas
- Wood burning 36" fireplace with gas starter featuring white subway surround with shiplap wall
- Oak wood treads with wood handrails with metal spindles
- Flat panel maple cabinets with hidden hinges, upgraded knobs, and granite vanity tops
- Elongated toilets
- Powder bath (per plan) features a pedestal sink
- Insulated pull-down attic stairs
- 2" faux wood blinds on front windows

### GOURMET KITCHEN

- Flat panel 36" or 42 "staggered maple cabinets with decorative crown molding on top & concealed hinges
- Recessed lighting, ice maker line
- Granite countertops with designer kitchen backsplash and stainless steel apron sink (Farmhouse style)
- Stainless steel Frigidaire appliance package includes: Dishwasher, Single Wall Oven with built-in Microwave above 30" Cooktop and wood cabinet vent hood
- Disposal in Kitchen sink
- Upgraded pull out faucet

### HOMEOWNER'S RETREAT

- Trey or Vaulted ceilings (per plan)
- Freestanding tub with tile surround (per plan)
- Separate full tile shower with glass enclosure (per plan)
- Tile floors

### TECHNOLOGY & EFFICIENCIES

- Smart Home enabled
- Plasma prep
- Engineered floor system
- PEX plumbing, copper wiring, GFCI in wet areas
- R-38 blown-in insulation in ceiling and attic
- R-38 batt insulation in vaulted ceiling
- R-13 wall insulation
- 50 gallon water heater (2)
- HVAC dual system with sealed ducts for energy efficiency
- Programmable digital Wi-Fi thermostat
- Video doorbell

### CUSTOMER SERVICE














- Pre-closing home orientation
- One year exclusive in-house warranty
- 2-10 structural extended warranty by third party
- Transferrable termite bond
- Certified Professional Home Builder - honorable designation



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| PLAN NAME                  |  |  |  | APPROX.<br>SQ FT | SPECIAL FEATURES   |   |
|----------------------------|---|---|---|------------------|--|---|
| <b><u>AZALEA</u></b>       | 5   | 4   | 3   | 3,559            | 5 <sup>th</sup> Optional Bedroom/Flex on Main<br>Formal dining<br>Owner's Suite on Main<br>Pocket Office<br>Media Room               |    |
| <b><u>BRISTOL II</u></b>   | 5   | 3   | 3   | 3,426            | Guest Suite and Full Bath on Main<br>Homeowner's Retreat with Sitting Area<br>Media Room   |    |
| <b><u>COVENTRY</u></b>     | 5   | 4   | 3   | 4,050            | Study or Guest Bedroom on Main<br>Homeowner's Retreat with Sitting Area<br>Large Island for Entertaining<br>Loft<br>Jack-N-Jill Bath |    |
| <b><u>DEERING II</u></b>   | 4   | 3.5   | 3   | 3,089            | Large Owner's Suite on Main with Sitting Area<br>Ranch Style<br>Jack-N-Jill Bath   |    |
| <b><u>HENRY II</u></b>     | 5   | 3.5   | 3   | 3,707            | Owner's Retreat on Main<br>Second Family Room Upstairs<br>Guest Suite with Attached Bath<br>Jack-N-Jill Bath                         |   |
| <b><u>KINGSTON</u></b>     | 5   | 4.5   | 3   | 4,280            | Owner's Retreat on Main<br>Owner's Retreat on second floor with Sitting Area<br>Loft<br>Large Walk-in Closets<br>Jack-N-Jill Bath    |  |
| <b><u>LAUREN</u></b>       | 4   | 3.5   | 3   | 3,420            | Owner's Suite on Main<br>Loft/Optional 6 <sup>th</sup> Bedroom<br>Media Room<br>Large Bedrooms with Oversized Closets                |  |
| <b><u>MERIDIAN II</u></b>  | 5   | 4   | 3   | 3,687            | Owner's Retreat on Main<br>Second Owner's Retreat on second floor<br>Study<br>Loft   |  |
| <b><u>PERKINS</u></b>      | 5   | 4   | 3   | 3,098            | Guest Bed with Full Bath on Main<br>Formal Living/Office<br>Large Owner's Retreat with Sitting Area<br>Large Walk-in Closets         |  |
| <b><u>ROOSEVELT II</u></b> | 4   | 3.5   | 3   | 3,780            | Owner's Retreat on Main<br>Flex Space/Study<br>Media Room<br>Loft  |  |

\*Photos are similar to product but not exact\*



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