

Why Choose King's Court Builders

- Two-year in-house builder warranty managed by a representative located within the neighborhood
- Full landscaping package including plantings, parkway trees and fully sodded yard
- All stick-built construction 16" on center – no trusses or prefab walls

KCB Connected Home Technology

- Nest thermostat(s)
- Nest Hello visual doorbell
- Schlage Connect smart deadbolt on one garage-to-house door in satin nickel
- LiftMaster garage door opener with MyQ technology
- Wi-Fi-enabled control for sanitary and sump pump
- Low voltage contractor will set up apps for all products

Exteriors

- Lindsay Earthwise vinyl single-hung or casement windows and sliding glass door per plan featuring:
 - Soft coat two-layer silver Low E double strength insulated glass with energy saving Argon gas
 - Screens throughout and internal grilles on front elevation
 - Fiberglass reinforced locking rails
 - Composite lock and tilt latches
 - Full length beveled screen track for an enhanced exterior appearance
 - Locally manufactured in Illinois
- Front entry door unit allowance of \$1,500
- Architectural asphalt roof shingles with lifetime warranty
- Brick and/or stone per plan and address marker
- JamesHardie fiber cement siding and soffit with 30-year warranty plus fascia and trim with 15-year warranty, all with ColorPlus technology carrying a 15-year warranty (all warranties are non-prorated)
- 3/4" tongue and groove OSB subflooring, glued, nailed and screwed
- OSB on all exterior walls for superior structural performance
- Tyvek HomeWrap
- Aluminum gutters and downspouts

Garage, Driveway and Sidewalks

- 3-car garage, drywalled and fire taped
- 8' tall raised panel or shaker style steel garage doors and two 1/2 HP LiftMaster chain drive openers with Wi-Fi, one transmitter for each parking space and exterior keypad
- Concrete driveway extends from brickmould to brickmould
- 3' wide concrete service walk plus public walks per code

Kitchen

- GE Appliance package including stainless steel 36" five burner cooktop with chimney style hood vented to the exterior, built-in double oven, built-in microwave and dishwasher
- Brakur custom-built cabinets featuring:
 - 42" upper cabinets with 3-5/8" crown molding
 - Full extension soft close wood dovetail drawers with integrated plywood bottom
 - Soft close doors with adjustable concealed hinges
 - 3/4" plywood frame construction with Maple doors
 - Custom design means no fillers and fewer seams
 - Locally manufactured in Illinois
 - 18 standard Group 2 door styles
 - Over 40 standard stain colors
 - Over 300 standard knob and handle selections
- Level 1 3cm thick granite or quartz countertops in kitchen and all baths
- Four recessed can lights for perimeter of kitchen plus one recessed can light over kitchen sink off separate switch
- Light opening above oversized island off separate switch
- Double bowl stainless steel undermount sink
- Moen Method chrome one-handed pullout faucet
- Garbage disposal
- Water line for refrigerator (final hook-up by homeowner)

Bathrooms

- Raised height vanity
- Select from several colors of 3cm thick quartz or ten colors of 3cm thick granite countertops with undermount sink
- Double bowl vanity in Master Bath
- Large 60" x 42" fiberglass shower base with ceramic surround and semi-frameless 3/16" thick clear glass swing shower door and panel in Master Bath
- Low maintenance one-piece fiberglass tub/shower unit in Secondary Baths
- Moen Gibson, Brantford or Eva 4" center set chrome faucets
- Mansfield Alto round front toilets
- 42" high mirrors over vanities

Interiors

- Nine-foot First Floor ceilings
- On-site carpenter-built stairs with custom milled stained poplar plates, balusters, newel posts and railings per plan
- Select from five painted interior door designs
- 7'8" tall painted cased openings on First Floor
- Painted 4-1/4" tall baseboards and 3" wide casing throughout home
- Choice of one wall paint color that covers in one coat plus ceilings and closets painted Extra White
- 5" wide pre-finished engineered wood flooring in Foyer, First Floor Hallway, Kitchen, Breakfast, Powder Room, and Mudroom per plan
- Ceramic flooring in Laundry and full Bathrooms
- Plush carpet in remaining areas has a 10-year quality assurance warranty and a lifetime stain warranty with multi and solid color options, installed over 1/2" 4 lb. bonded padding
- Select from six Schlage front entry handlesets in satin nickel
- Schlage Plymouth or Georgian series interior door hardware in satin nickel
- One row of wire shelving in all closets except linen closets and pantry which include four shelves

Energy Efficiency

- R-15 high-density batts in 2 x 4 exterior walls and R-21 high-density batts in 2 x 6 exterior walls
- R-38 attic insulation and R-30 insulation on any shared ceiling/roofline
- R-30 batts plus 1" R-5 rigid insulation in garage ceilings with living space above
- R-11 interior wall blanket on top 4' of foundation
- Spray foam around any pipe that penetrates an exterior wall
- Top and bottom plates are caulked
- Home is blower door tested for tightness of building envelope

Mechanicals

- Lighting allowance of \$1,500
- One Cat-6 phone/data jack
- Four RG-6 cable TV jacks
- Two exterior GFI electrical outlets
- Tamper proof outlets in Bedrooms
- American Standard direct vent furnace(s) rated up to 96% AFUE with quiet, energy-efficient ECM motor and two-stage heat
- American Standard 13 SEER energy-efficient, environmentally friendly central air conditioning unit(s)
- Honeywell Y8150 mechanical fresh air intake system
- Aprilaire humidifier with digital control
- 50-gallon direct vent water heater
- Exhaust fans in Bathrooms
- Zoeller .3 HP (43 gallons per minute) sump pump with 5-year manufacturer's warranty
- Two exterior frost proof water spigots
- Smoke detectors and carbon monoxide detectors per code
- Passive radon mitigation system
- Individual, solid ducted cold air returns for a more even distribution of conditioned air
- Hookup for washer and gas dryer

Basement

- Full Basement with 9'0" wall height
- Concrete walls are reinforced with rebar and have a 10-year waterproofing warranty
- Large escape window with insulated glass per plan