

Foxwood Crossing Included Luxury Features

Distinctive Exteriors

- Beautiful 2 to 3 acre wooded homesites.
- Oversized three car side entry garage, per plan, with painted finished drywall on interior walls.
- Four car and five car garage plans available with both front entry and side entry choices.
- Professionally coordinated exterior color selections.
- Architectural grade roof shingles with a 30-year manufacturer's warranty.
- Lamp post adjacent to entry walkway.
- Low maintenance front styles featuring brick and stone water tables, detailed cornice and exterior trim with "Ascend 7" plank composite woodgrain siding with foam insulation.
- Brushed concrete walks, steps and stoops at front entry.
- Eight foot high Clopay garage doors with insulated panels and windows, per elevation.
- Single hung vinyl windows with high performance Low E, argon insulated glass.
- Professionally designed landscaping package, with hydroseeded yard to limits of clearing.
- Two-coat asphalt driveway.
- Town of Poolesville Public Sewer and Water.

Elegant Interiors

- Finished Lower Level Rec Room with Full Bath and Included Areaway
- Optional multi-generational first floor guest suite available, per plan.
- First floor, second floor and lower levels in all homes include nine foot ceilings, per plan.
- Direct vent gas fireplace in the family room with a granite surround and choice of mantel styles, includes 250 gallon underground propane tank.
- ¾" thick tongue and groove wide plank real oak hardwood flooring throughout first floor, except bedrooms, per plan.
- Oak hardwood stairs to second floor.
- Carpet with a choice of colors and styles in all other finished areas.
- Two-piece custom cove style crown moulding in living room, dining room, foyer and upper hall.
- Two-piece chair rail with decorative moulding in formal dining room.
- 5 ¼" high baseboard in all finished areas.
- 3 ¼" wide window trim with a window sill in all finished areas.
- 3 ¼" wide interior door trim throughout.
- Two-panel interior doors with Schlage® brand Latitude Lever Sets with Collins Trim.

- Kichler® light fixtures in all public areas and baths in satin nickel finish. Other finishes are available.
- Designer two-tone low VOC paint
- Handcrafted painted wood shelving and rods in all closets with built-in compartmentalized storage shelving in Owners' walk-in closets.
- Second floor laundry centers include 12" x 12" ceramic tile floors and wall cabinets and Iced White Quartz counter top with optional sink, per plan.

Gourmet Kitchens

- Timberlake® Sonoma stained maple or painted cabinetry includes base cabinets with slide out shelves, per plan.
- Solid wood dovetail soft-close drawers and soft-close door hinges in all kitchen cabinetry.
- Quartz or granite counter tops with a choice of colors and patterns, to be hand selected by homebuyer.
- Whirlpool® stainless steel kitchen appliances include: 60 cf, 60" Whirlpool® "Side Kick" refrigerator/freezer side-by-side combination with ice maker, dishwasher, 36" 5-burner gas cooktop with stainless steel Whirlpool® 42" updraft chimney style hood, 30" built-in electric double oven and separate built-in microwave.

Luxurious Baths

- Owner's suite bath features a shower with seat, free-standing soaking tub, quartz or granite vanity top(s), per plan, with under mount porcelain bowls. Vanity cabinets are recessed panel maple. All bath vanities to be 35" high.
- Elegant heavy glass frameless shower enclosure in Owners' Suite Bath.
- Owners' suite bath includes 12" x 12" ceramic tile floors and shower walls, along with 2" x 2" ceramic tile shower floors, featuring Schluter® waterproofing system.
- Secondary baths feature Iced White Quartz vanity tops plus 12" x 12" ceramic tile floors and 12" x 12" tub/shower surrounds.
- All baths #1 Rated Gerber® Avalanche water saving toilets with elongated bowl and Whisper Close seat.
- Delta® faucets are featured in all baths.

Energy Efficiency & Mechanical Features

- HERS ratings for our homes average 53, see New Home Sales Consultant for HERS ratings on specific new home designs.
- All homes are built to Energy Star For Homes 3.1 standards and certified by a independent third party rater.
- All homes are certified in the EPA Indoor airPLUS Indoor Air Quality Program.

- R 18.3 insulated exterior walls, combining R 15 fiberglass batt insulation with R 3.3 thermal bridging foam sheathing.
- R 11 fiberglass blanket insulation in unfinished lower level walls.
- R 30 fiberglass insulation in overhangs and garage ceilings with conditioned space above.
- R 49 blown in attic insulation.
- Dual zone heating and air conditioning systems consisting of all electric heat pump with 14 SEER2 (Seasonal Energy Efficiency Rating) air conditioning.
- Wifi enabled* Honeywell® programmable thermostats.
- Wifi enabled* Genie Proline® garage door openers with remote for each garage door.
- Wifi-enabled HD Video Doorbell Camera
- Wifi-enabled Schlage® front door lock
- Data Stream Wiring Package including High Speed/Video Connectivity.
- 5 ceiling fan pre-wired rough ins with wall switches.
- Rough-in for a wet bar in the lower level.
- 100 gallon energy efficient electric water heater system.
- 400 amp electric service.
- 2 USB charging ports with electrical outlets.
- Smoke detector and carbon monoxide detector on all floors and smoke detectors in each bedroom.
- Fire suppression system.
- ¾" Huber Advantech™ engineered subflooring screwed and glued for extra quiet floors
- Weyerhaeuser Trus-Joist floor system engineered for maximum stability and strength.
- Raised heel roof truss system for maximum ceiling insulation effectiveness.
- Advanced framing techniques for maximum wall insulation effectiveness.
- All homes are covered by a 10-Year Warranty program through the Residential Warranty Corporation.

Contact George Neill at 301-807-8266 or gneill@kettlerforlineshomes.com for an appointment.



Visit our Model Home & Design Center at 17919 Elgin Road, Poolesville, MD 20837. Open Daily 11am to 5pm or by appointment.

At Kettler Forlines Homes, the choice is yours. We believe in offering a comprehensive selection of alternates and options so that our new homes may be personalized to each owner's individual desires. Please visit our Design Center at the model home to view the many choices available. Because of continuing changes in products, building codes, and availability of materials, builder reserves the right to incorporate new and improved design features at any time without notice or to use equivalent materials. Kettler Forlines, Inc. *Please note: Homeowner must provide internet and wifi service for all wifi enabled Smart Home features. MD Builder Registration #186 **JULY 19, 2023**