



KIRBOR HOMES
SIGNATURE SERIES

White Oak Manor

Included Features



CORPORATE OFFICE

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AGENT

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 **WhiteOakManor**





White Oak Manor Included Features



EXTERIOR

- Fiber Cement Siding
- Fiber Cement Siding Accents (per plan)
- Metal Roof Accents (per plan)
- Painted smooth finish fiberglass front door
- Ridge Vent Roof
- Insulated 8' tall overhead Garage doors
- Vinyl single hung thermal Low E glass tilt-in windows with screens
- LP Techshield Radiant barrier roof sheathing
- 30-year Architectural roof shingles
- Gutters and downspouts (per plan)
- Raised solid foundation with full brick skirt
- Bluetooth smart lock
- 3 Exterior weatherproof electrical receptacles & standard garage receptacles
- 2 Exterior water faucets
- Garage door opener
- Premium Sodded front and side yards (per plan)
- Professionally landscaped (per plan)
- Broom finished concrete driveway
- Lead Walks to Front Porch

INTERIOR

- Ceiling heights: 9' minimum on the First and Second Floor (per plan)
- Smooth finishwalls and ceilings all areas (including Garage)
- Choice of Designer Interior Doors
- Brushed nickel door knobs and hinges
- Interior paint - Flat on walls and ceilings, choice of color option. Semi-gloss on all trim and doors, bright white
- Wood or LVP flooring in Open Living areas, Powder Room, Mudroom (per plan)
- LVP or LVT in Laundry Room
- Stain Resistance carpeting all other dry areas with 8 LB pad
- Trim Package 6" Base Molding, all windows case
- Cove Crown in Foyer and Dining/Flex
- Hardwood stair treads, stained
- Wood shelving in all closets and pantry
- Ceiling fan prewire in family room and primary bedroom
- Rocket Switches
- Tankless on-demand water heater
- 3/4" tongue and groove sub-floors glued, nailed and screwed to joists to prevent squeaks

ELECTRICAL, MECHANICAL, PLUMBING

- Structured wiring package to include advanced outlets in (5) locations, with central distribution hub
- Security system pre-wire for 2 keypads and one phone line
- Energy Efficient LED recessed lights in Kitchen and Common Hallways
- Designer brushed nickel light fixtures
- Brushed Nickel Plumbing Finishes
- Energy Efficient Zoned HVAC systems with programmable thermostats (per plan)

This Feature sheet introduces you to the included specifications KH Signatures Series. The elevation and floor plans contained herein are not to scale and are graphic illustrations for marketing and presentation purposes only. Printed colors may vary from actual materials. Rendering is Artist's conception and some features shown may be optional. Numerous upgrades are available. Actual floor plans and all materials may vary prior to or during construction. Kirbor Homes Signature Series reserves the right to substitute materials and components of similar quality, and to change features, options, and architectural details without prior notice. Accordingly, neither these materials, nor any communication made or given in connection with these materials, may be deemed to constitute any representation of warranty, contract or guarantee or may otherwise be relied upon by any person or entity unless conveyed in written form 9.30.26



White Oak Manor Included Features



KITCHEN

- Quartz kitchen countertops, under-mount single bowl stainless steel sink
- GE Profile appliance package - 36" cooktop, wall oven, built-in microwave, and dishwasher
- 42" upper Kitchen cabinets with crown molding
- Soft-close doors and drawers with a choice of hardware
- Trash can pull out
- Kitchen backsplash
- Wood range hood with shiplap accents
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PRIMARY BATH

- Comfort height vanities with Quartz
- Countertops Soft-close doors and drawers
- Choice of hardware
- Undermount Rectangular Sinks
- Full Tile shower
- Frameless glass shower door in choice of finishes
- Tile flooring
- Freestanding tub – per plan
- Elongated toilets
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OTHER BATHS

- Pedestal Sinks in Powder Bathroom
- Comfort height vanities with Granite Countertops
- Soft-close doors and drawers
- Choice of hardware
- Undermount Rectangular Sinks
- Fiberglass tub/shower
- Tile flooring
- Elongated toilets
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QUALITY ASSURANCE AND WARRANTY

- Pre-drywall walk through
- Pre-settlement orientation
- Complete In-house Warranty and customer Service Department
- 60 Day AND 11-month Post-closing follow up
- Quality Builders Warranty SOS Home Warranty Program
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