



Stonehouse

Orchard Hill & Lisburn

**INCLUDED
FEATURES**

Exterior Detailing and Custom Features

- Dutch Lap, Luxury Siding and Accents
- Metal Roof Accents (per plan)
- 30-year Architectural roof shingles
- Ridge vent roof
- Radiant barrier Techshield roof sheathing
- Raised foundation with full brick skirt
- Painted Fiberglass Front Door with Decorative HandleSet
- Fiberglass Insulated exterior doors
- Weather Resistant Cornice & Vented Vinyl Soffit
- Seamless Gutters with Downspouts
- Vinyl double hung thermal Low E glass tilt-in windows with screens
- 2 Exterior Electrical Outlets
- 2 Exterior Water Hose Bib
- 8' Tall Carriage Style Garage Doors
- Garage Door Opener with Keyless Entry Pad & 2 Remotes
- Professional Landscape Package
- Concrete Driveway
- Premium Sodded Yard

Custom Touches Inside Your Home

- 9ft ceilings - 1st and 2nd floor
- Elegant Smooth Finish on Walls and Ceilings
- Designer Smooth Craftsman Interior Doors
- Satin Nickel Lever Door Hardware
- Custom Trim Package (per plan)
- LVP Flooring in Foyer, Kitchen, Breakfast, Flex, Great Room, and Primary Bedroom
- LVT Laundry Room, Mudroom, and Powder Room
- Carpet in Balance of Floor Space with 6lb pad
- Garage Finished with Drywall and painted
- Three Garage Receptacles
- Switch receptacles in all bedrooms
- Advanced Outlets with Central Distribution Hub with TV Prewire above fireplace in Family Room, Media Room, and Primary Bedroom
- Designer Brushed Nickel Light Fixtures
- Ceiling Fan Prewire in All Rooms
- Recessed 4" LED lighting in kitchen and hallways
- Gas Fireplace with Granite Surround
- Premium Glide Bar Ventilated Shelving in All Closets
- Progress Lighting Package
- HVAC - Zoned with programmable thermostats
- Tankless Gas Water Heater

Kitchen Features

- 42" Custom Kitchen Cabinets with Crown Molding, Painted Cabinetry with Slow Close Doors & Drawers
- Cabinet hardware on doors and drawers
- Under Cabinet Lighting
- Trashcan pullout
- Soft close cabinet doors
- Granite Countertops
- Under-mount Single Bowl Stainless Steel Sink
- Pull out spray faucet in Stainless Steel finish
- Icemaker water supply
- Stainless Steel Appliance Package including free standing smooth top electric range, dishwasher, and microwave

Exceptional Primary Bath Details

- Comfort Height Vanities with Granite Countertops
- Luxury Tile Shower Surround
- Upgraded faucets
- LVT flooring
- Walk-in closet with ventilated shelving
- Elongated toilets
- Soft close cabinet doors, choice of 2 door profiles and

Secondary Baths Include

- Comfort height vanities
- Granite Countertops
- Upgraded faucets and tub fixtures
- Easy maintenance fiberglass tub/shower inserts
- LVT Flooring
- Elongated toilets
- Soft close cabinet doors, choice of 2 door profiles and your choice of finishes

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



TRULY LIVE™

This Feature sheet introduces you to the included specifications in your Kirbor Home. 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 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. Cabinet finished supplied by Chesapeake Bay for limited time offering

