Sanderson Estates

Included Features

Exterior Detailing and Custom Features

- Premium Vinyl lap siding
- Upgraded Siding Accents (per plan)
- 30 year Architectural roof shingles
- Ridge vent roof
- Radiant barrier Techshield roof sheathing over heated areas
- Gutters and downspouts (per plan)
- Raised solid foundation with brick skirt on front, Stucco sides and rear
- Painted smooth finish fiberglass front door
- Bluetooth smart lock
- Fiberglass Insulated exterior doors
- Vinyl single hung thermal Low E glass tilt-in windows with screens
- Exterior Rear Flood Light
- 3 Exterior weatherproof electrical receptacles
- 2 Exterior water faucets
- 8' Tall overhead garage door
- Garage door opener pre-wire
- Graded/seeded yard (disturbed area only)
- Professionally landscaped front yard
- Septic System
- Well pump
- Water treatment system
- Gravel Driveway; Broom finished concrete garage parking pad
- Concrete walkway - to front porch

Interior Touches Inside Your Home

- 9’ ceilings, first and second floors- Per Plan
- Knock down finish walls and ceilings all areas
- Colonial Textured Interior doors
- Brushed nickel door knobs and hinges
- Window stools
- Garage finished with drywall
- Standard garage receptacles
- Interior paint - Flat on walls and ceilings, 8 color options (choice of one). Semi-gloss on all trim and doors, bright white
- LVP flooring in formal entry foyer (per plan)
- Designer Vinyl Flooring in Laundry Room, Kitchen, Breakfast, and all Secondary Baths
- Stain Resistant Carpet in balance of floor space
- Structured wiring package to include advanced outlets in 5 locations plus a central distribution hub
- Switch receptacles in all bedrooms
- Recessed lighting in kitchen and hallways
- Designer brushed nickel light fixtures
- HVAC with a programmable thermostat
- Electric water heater

Kitchen Features

- 42” upper kitchen cabinets with crown molding, choice of 2 door profiles and 5 color finishes
- Cabinet hardware on doors and drawers
- Trashcan pullout
- Soft close cabinet doors
- Granite kitchen countertops
- Under-mount single bowl stainless steel sink
- Pull out spray faucet in chrome finish
- Icemaker water supply
- Stainless Steel Appliance Package including free standing smooth top electric range, dishwasher, and microwave

Exceptional Primary’s Bath Details

- Comfort height vanities
- Cultured Marble countertops
- Chrome faucets
- Tile shower walls over shower pan
- Semi-frameless shower door in choice of 3 color finishes
- LVP flooring
- Elongated toilets
- Soft close cabinet doors, choice of 2 door profiles and 5 color finishes
- Walk in closet with super slide ventilated shelving

Secondary Baths Include

- Comfort height vanities
- Cultured marble countertops
- Chrome faucets and tubfixtures
- Easy maintenance fiberglass tub/shower inserts
- Designer Vinyl flooring
- Elongated toilets
- Soft close cabinet doors, choice of 2 door profiles and 5 color 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

KIRBOR HOMES

TRULY LIVE™

www.KirborHomes.com | info@KirborHomes.com

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.

EQUAL HOUSING OPPORTUNITY