



Montgomery XL

Key Features

- ◆ First floor guest suite with full bath
- ◆ Grand owner's suite on second floor
- ◆ Open kitchen with expansive island
- ◆ Flex space for living room or office
 - ◆ Large loft with vaulted ceiling
 - ◆ Laminate plank flooring
- ◆ Open cell spray foam insulation

The Manor Collection



ELEVATION C

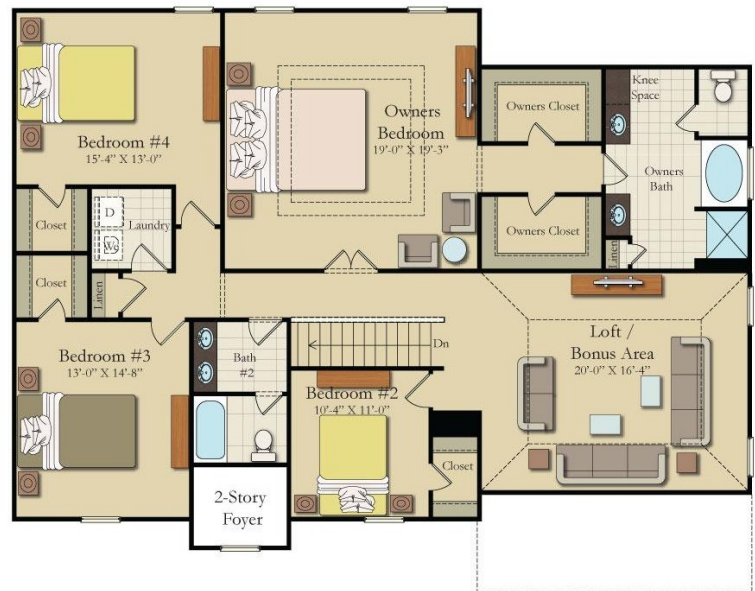
3,765 sq. ft.

5 Bedrooms

3 Baths



First Floor



Second Floor

Discover the Konter Difference

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Manor Collection Luxury Features and Options

Luxury Standard Features

Exterior Construction Features:

- Maintenance Free exteriors of Vinyl siding and soffit, brick front accent
- 12'x12' Concrete patio, driveway and walkways
- Architectural roof shingles
- 2 exterior hose bibs
- Termite Soil Treatment Guarantee with renewable bond
- All framing members 16" on center
- Hand built 2x6 O.C. roof framing (no truss roof)
- Insulated steel exterior doors
- Rain diverters above all exterior entrances

Energy Efficiency Features:

- Open cell spray Foam insulation under roof deck
- R-13 fiberglass insulation in all exterior walls
- Programmable thermostat
- Energy Star** rated Low E Insulated glass tilt sash windows
- Insulated exterior doors
-  High Efficiency heat pumps and HVAC units with Puron
- R-8 insulated high efficiency duct work with fresh air intake
- Air infiltration fighting house wrap
- Vented exhaust fans in all bathrooms
- Quick recovery 50 gallon water heater

Interior Features:

-  **MOHAWK** Laminate wood on ground floor common areas (plan dependent)
-  **MOHAWK** Stain resistant carpet in dry areas
- Perfect Temp zone or Dual HVAC units (plan dependent)
- 6'8" tall interior doors
- Designer wall paint colors with contrasting semi-gloss trim paint
- 3-piece crown molding, chair railing and wainscoting in Dining Room
- 2-piece crown molding in the foyer, great room, and living room
- Custom column detail
- Trim (3.5" wide 445 casing) around all ground floor windows
- 9' ceiling on ground floor of 2 story homes
- Full size fully finished Double Car Garage
- Pull down stairway to attic
- Smoke and Carbon Monoxide detectors
- Satin Nickel, Oil Rubbed Bronze, or Black door hardware
- Electric garage door opener

Kitchen Features:

- FRIGIDAIRE** Stainless smooth top range, microwave & vent hood
- FRIGIDAIRE** Stainless Energy Star dishwasher and disposal
- Recessed ice maker connection
- KEMPER** 36" Echo cabinets
- Granite countertops with under mount stainless sink
-  **MOEN** Integra Faucet
- Twin pendant lights over island

Landscaping Features:

- Sodded yard
- 18 plants in front of home, Street Tree, Pine Straw Beds

Bathroom Features:

- Double sinks in Owner's bath
-  **MOEN** Chrome Faucets and bath accessories
- Maintenance free fiberglass tub/showers
- Pedestal sink in Powder room
- Granite counter tops in owner's bath
- Granite counter tops in secondary baths
- Low flow elongated bowl toilets

Electrical Features:

- Ceiling fans in Great Room, Bonus Room, and Owner's Suite
- 150 or 200 amp electrical service panel
- Prewire for cable TV or CAT 5 high speed internet - 1 per room
- 2 exterior weatherproof GFCI electrical receptacles

Customer Care and Warranty:

-  Home Buyers Warranty
- Design consultation and 2 hours of professional design time
- Pre-construction orientation
- post construction demonstration and builder warranty meeting
- Personalized customer care service - On Demand

Optional Features

Exterior Options:

- Irrigation package - 3 zone
- Garage Coach Lights and security lights
- Additional garage exterior door
- Rear covered porch
- Additional concrete

Interior Options:

-  **daltile** Ceramic tile flooring
-  **MOHAWK** Laminate, Hardwood, and premium carpet
- Lever and egg-shaped door hardware
- Floor receptacle
- Home Theater and stereo wiring and speakers
- Laundry Sink
- Coffered ceiling in dining room

Bathroom Options:

- Ceramic tile shower in owner's bath
- Decorative  **MOEN** fixtures
- Granite tops in secondary baths
- Walk in shower in secondary baths

Kitchen Options:

- Ceramic tile/Subway Tile backsplash
- 42" tall cabinets with crown molding
- Additional cabinet door styles, painted, and glazed
- Decorative cabinet hardware