

KENWOOD



SHARON LANE



10 luxury single-family homes - Foxcroft Area -

3 and 5 Bedroom Plans | 1st Floor Master Suites

Priced from \$1,725,000

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HM PROPERTIES
REAL ESTATE



STREET VIEWS



LOCATION

Fabulous location! Kenwood Sharon Lane is tucked between the northern side of the popular Foxcroft neighborhood and is a block west of Cotswold. It is just minutes to SouthPark, Myers Park, Eastover and Uptown. It is within walking distance to Cotswold shops, restaurants, and medical facilities and easily accessible to Providence, Sharon and Randolph roads.



PRICING & AVAILABILITY

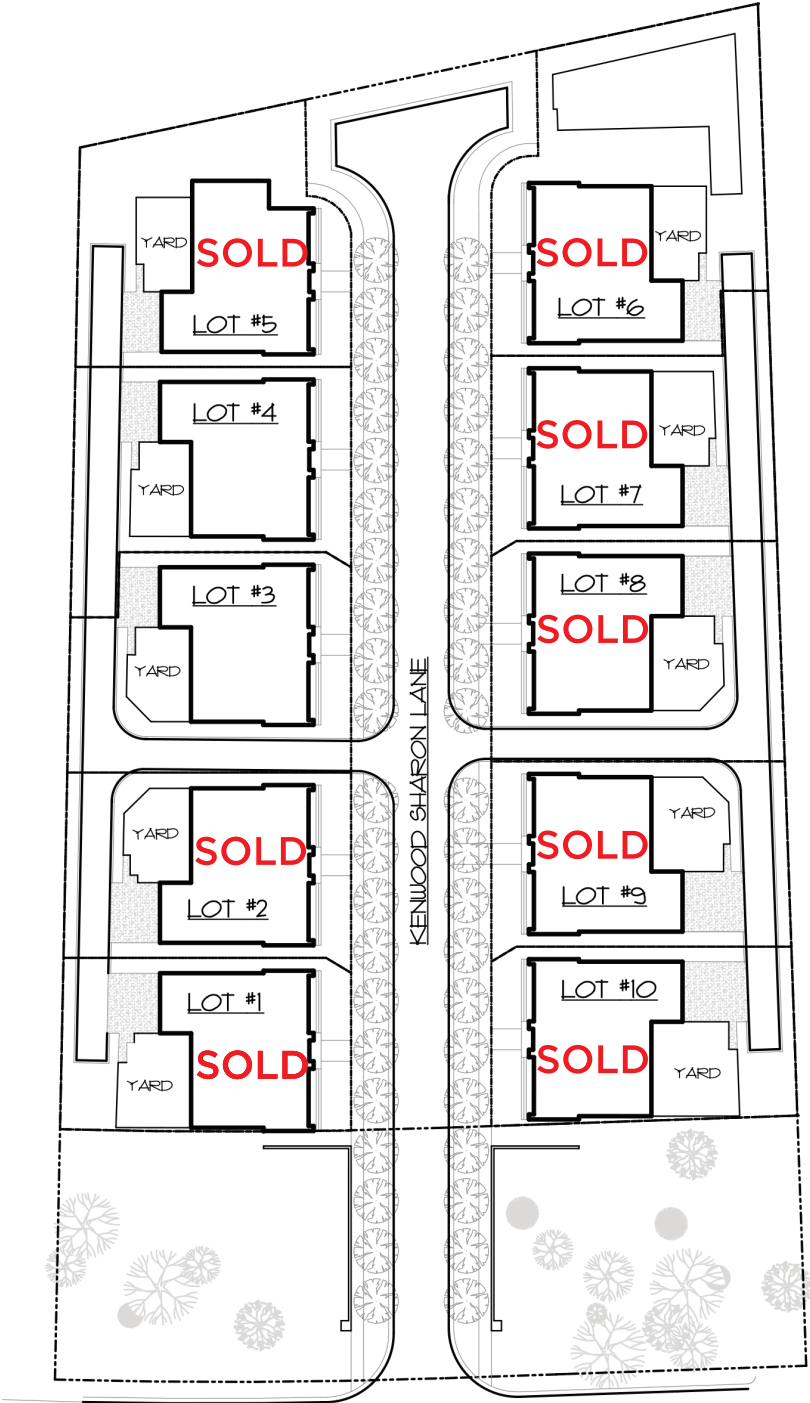


<u>Lot</u>	<u>Floor Plan</u>	<u>Heated SF</u>	<u>1st Floor MBR</u>	<u>2nd Floor BR's</u>	<u>Baths</u>	<u>Price</u>
SOLD						
SOLD						
3	3A	3,960	1	2	3.5	\$1,725,000
4	3C	3,996	1	2	3.5	\$1,745,000
SOLD						
SOLD						
SOLD						
SOLD						
SOLD						
SOLD						
SOLD						
SOLD						

Please Note:

- A. Refer to each specific floor plan type for the specific square footage of each.
- B. Most lots can have the 2nd floor enlarged for an additional charge.
- C. All prices are subject to change without notice.
- D. All square footages are approximate and should be verified by a professional appraiser.
- E. Refer to Sales Brochure for exact unit location and configuration.
- F. All square footages indicated are "heated" square feet.
- G. The exterior design may vary from those indicated in marketing materials.
- H. All homes have attached two (2) car garages.

SITE PLAN



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SITE PLAN

K E N W O O D



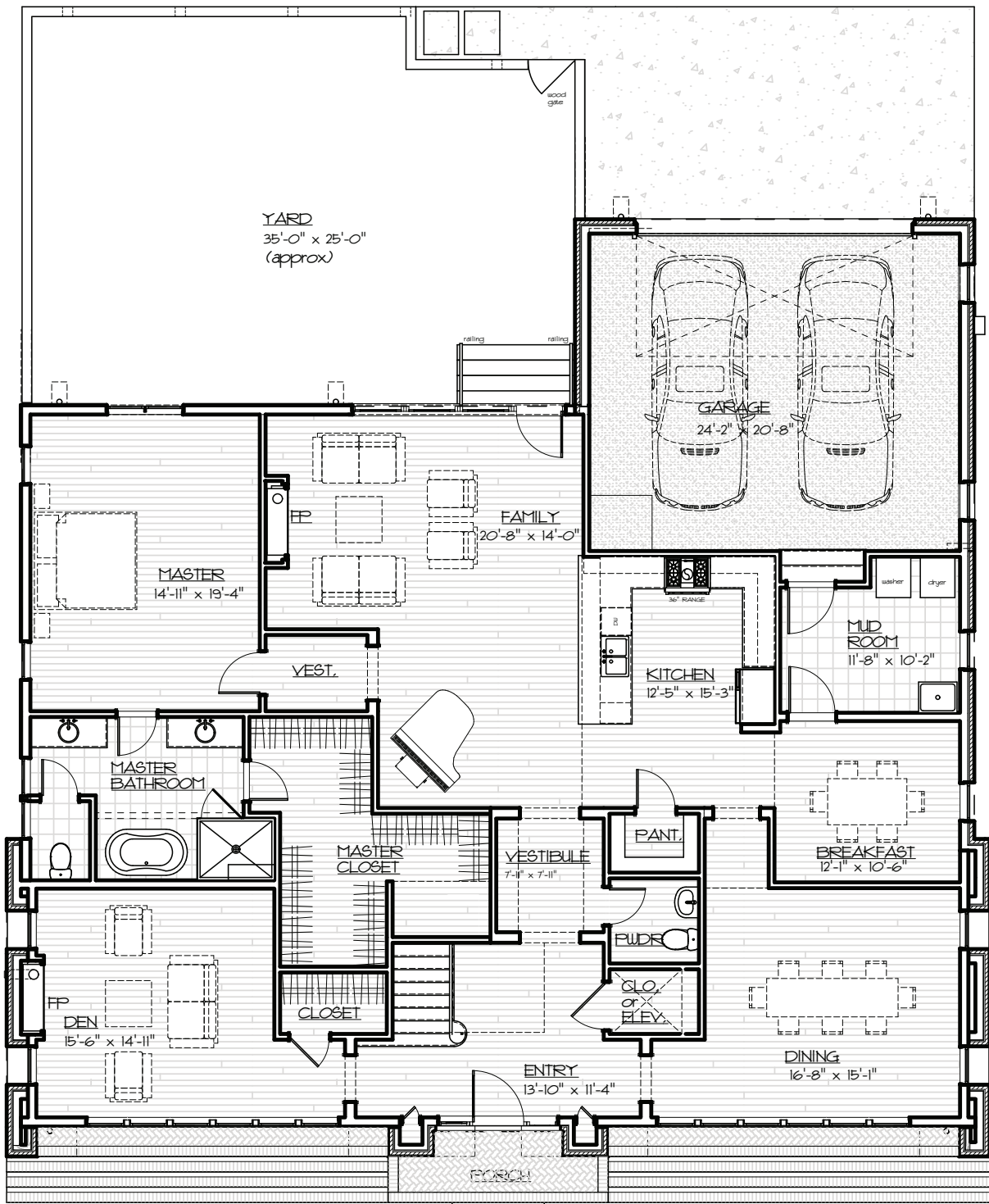
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a **JIM GROSS COMPANY** development



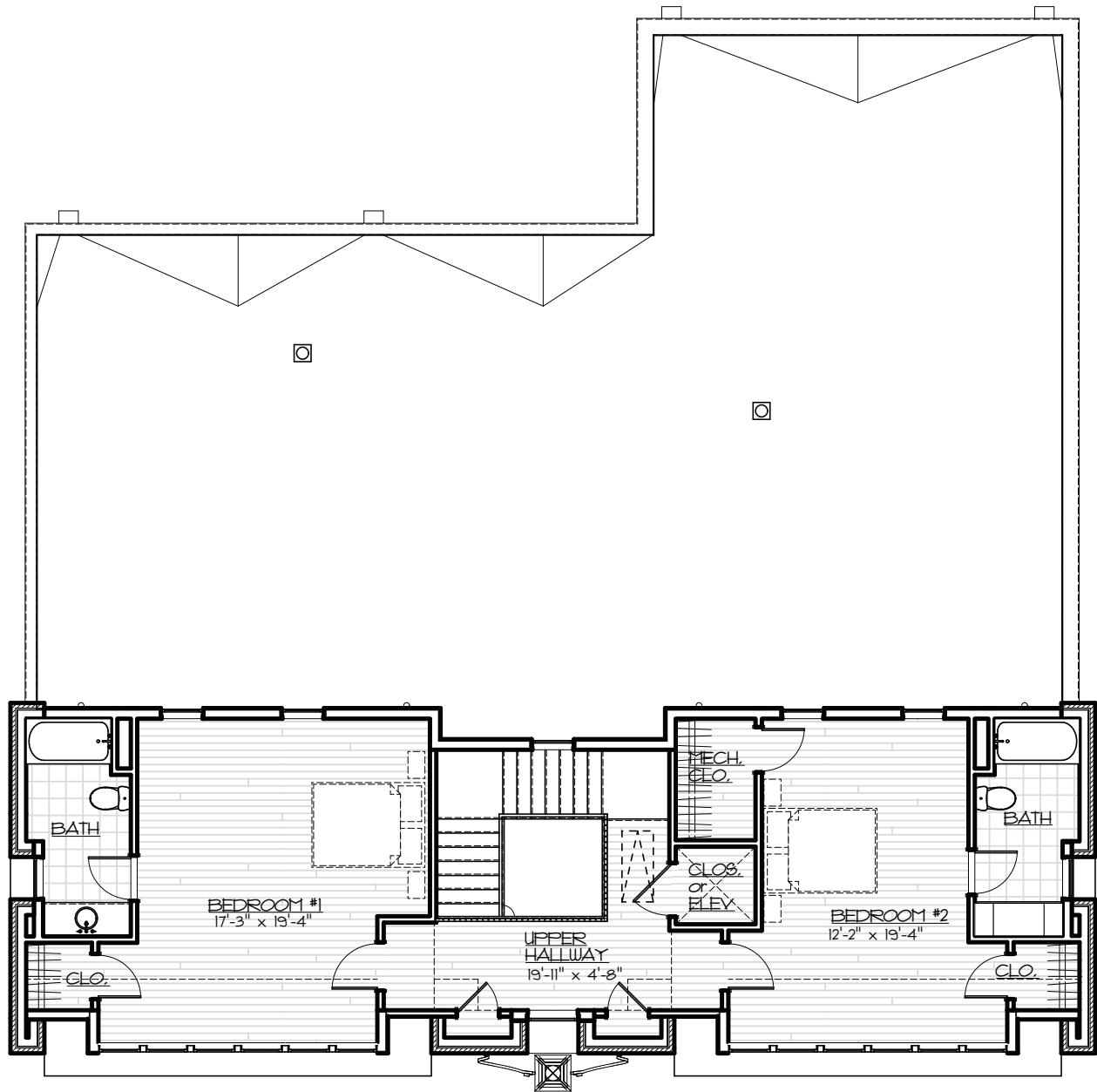
First Floor Plan
 2,713 Square Feet
 not to scale

3 BEDROOM-PLAN 'A'

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All images are schematic. Design and materials are subject to modification. All furnishings are suggested and not included. All dimensions are approximate. All square footages should be verified by appraisal.



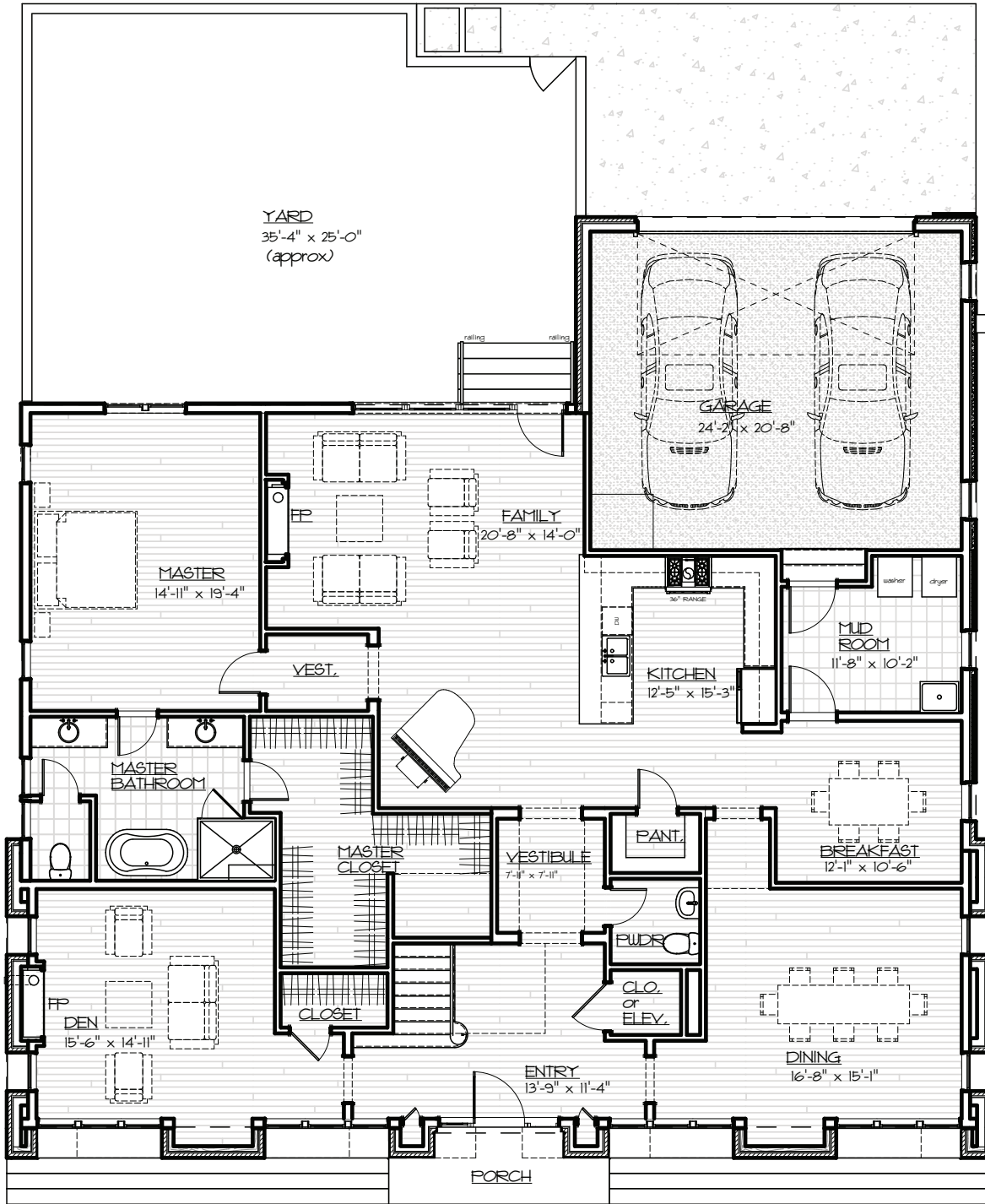
Second Floor Plan
 1,247 Square Feet
 not to scale

3 BEDROOM-PLAN 'A'

K E N W O O D

SHARON LANE

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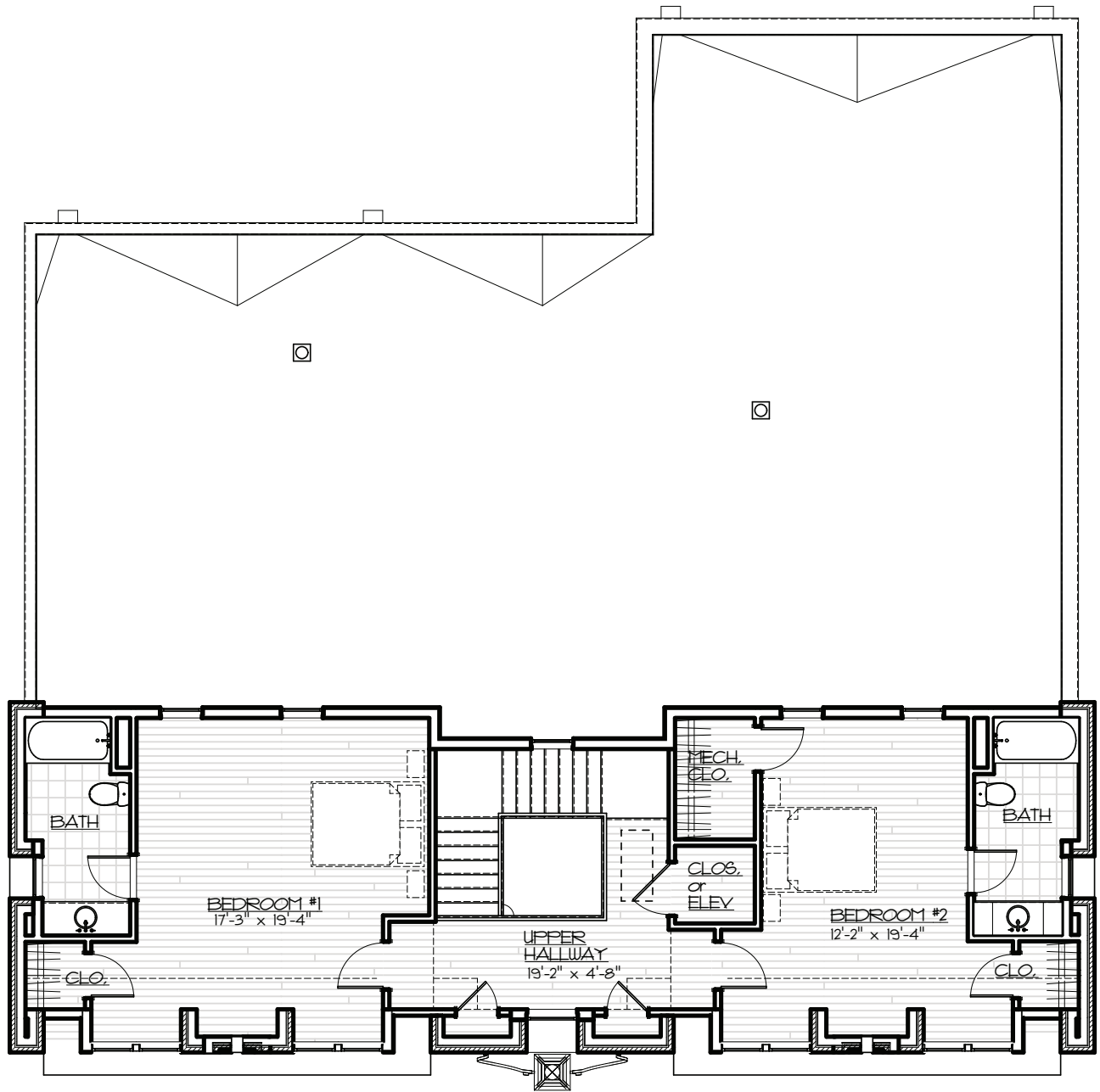
First Floor Plan
 2,746 Square Feet
 not to scale

3 BEDROOM-PLAN 'C'

K E N W O O D

SHARON LANE

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Second Floor Plan
 1,250 Square Feet
 not to scale

3 BEDROOM-PLAN 'C'

K E N W O O D



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DESCRIPTION OF MATERIALS

1 FOUNDATIONS

Type	Material
Footings	Concrete footings with sealed crawl space
Reinforcing	Reinforced as required
Termite Protection	Yes

2 EXTERIOR FINISHES

Type	Materials
Exterior Stud Framing	2" x 6", #2 SPF, 16" OC
Primary Exterior Sheathing	"Tyvek" (or equal) house-wrap system
Primary Exterior Finish	"Slurried" masonry and painted cement siding
Exterior Trim (if any)	Wood, cellular PVC (or equal)
Exterior Paint	Richards, Sherwin Williams, Benjamin Moore or equal
Exterior Paint Number of Coats	Minimum two (2) or to cover

3 FLOOR FRAMING

Type	Materials
Primary Floor Framing	Engineered "I-joist" system and/or standard framing members
Attic Floor Joists	2" x 8"
Roof Rafters	2" x 6" and/or 2" x 8"
Garage Floor	4" thick concrete
Subflooring	3/4" thick "Avantech" (or equal), glued in place, nailed

4 FINISH FLOORING

Area	Type
Entire First Floor (except wet areas and Laundry Room)	3/4" white oak hardwood in random legnths, finished in place w/standard stain and finish selections
2nd Floor (hallways, bedrooms and closets)	3/4" white oak hardwood in random legnths, finished in place w/standard stain and finish selections
Laundry	Choose from standard selections or allowance provided (see Section 20)
Powder Room	3/4" white oak hardwood in random legnths, finished in place w/standard stain and finish selections
Master Bath	Choose from standard selections or allowance provided (see Section 20)
2nd Floor Secondary Baths	Choose from standard selections or allowance provided (see Section 20)

5 PARTITION FRAMING

Location	Stud Type
First Floor Interior Wall Framing	Minimum 2" x 4" @ 16" OC or as required
Second Floor Interior Wall Framing	Minimum 2" x 4" @ 16" OC or as required

6 GWB

Location	Type
All walls (excluding full bathrooms)	1/2" GWB
All ceilings	5/8" GWB
Bathroom walls	1/2" GWB (moisture resistant)

7 ROOFING, GUTTERS and DOWNSPOUTS

Item	Description
Roof Sheathing	5/8" plywood
Shingles	Cedar shakes to be selected by developer
Flat Roofs	"White" TPO
Underlayment	Felt at cedar shakes
Visible Flashing Flashing/Counterflashing	Zinc coated copper
Non-visible Flashing /Counterflashing	Zinc coated copper
Gutters	Zinc coated copper
Downspouts	Zinc coated copper
Splash Blocks	As required

DESCRIPTION OF MATERIALS
(continued)

8 INTERIOR DOORS and TRIM

Item	Description
Interior Doors	8'0" x 1 3/4" thick "Trustile" (or equal), solid core, paint grade, design to be selected by developer
Base	2 1/2" x 3/4" wood
Crown Moulding	None
1st Floor 10' Ceilings and 20' Stair Hall Ceiling	Painted Pine "V" groove siding on Entry, Den, Dining, Living, Breakfast, Family, Master Bedroom and Stair Hall
Nickel-Gap Siding	On walls of Entry and Upper Hallways, painted. To be selected by developer
Door Casing	1 11/16" x 2" casing
Window Framing	GWB returns with woor trimmed sills, painted
Closet shelving	Depth varies, 3/4" sanded plywood w/wood edge, painted in place

9 EXTERIOR CASEMENT WINDOWS

Item	Description
Material	Pella, insulated, casement, aluminum clad exterior and wood painted interior. No screens provided
Weather-stripping	By window manufacturer

10 ENTRANCES AND EXTERIOR DETAIL

Item	Description
Main Entry Door	Development "standard" custom front door
Other Entry Doors	To be selected by developer
Main Entry Door Sill	To be selected by developer
Other Entry Door Sill(s)	Manufacturer's standard
Main Entry Door Weather-stripping	Manufacturer's standard
Other Entry Door Weather-stripping	Assa Abloy manufacturer's standard, black
Garage Door	Assa Abloy "flush" panel door, black
Garage Door Equipment	Assa Abloy electric opener w/two (2) remote controls

11 CABINETS, VANITIES and MIRRORS

Item	Description
Kitchen Cabinets	To be selected by developer, field painted
Kitchen Countertop(s)	Choose from standard selections or allowance provided (see Section 20)
Kitchen Backsplash(es)	Choose from standard selections or allowance provided (see Section 20)
Bathroom Vanities	To be selected by developer, field painted
Bathroom Vanity Countertop(s)	Choose from standard selections or allowance provided (see Section 20)

12 STAIRS

Part	Material
Primary Stair, Treads	Oak - stained to match hardwood floors
Primary Stair, Risers	Plywood - painted to match trim
Primary Stair, Handrail	Steel - painted

13 PLUMBING

Item	Description
Sanitary Sewer Drops	Cast iron, no hub
Sanitary Branches and Vent Piping	PVC
Water Piping	PEX
Hose Bibbs	Minimum - one (1) at front and one (1) at rear (frost-proof)
Domestic Water Heater	Re-circulating, natural gas, to be selected by developer

14 PLUMBING FIXTURES

Item	Description
Bathroom Shower Fitting(s)	Choose from standard selections or allowance provided (see Section 20)
Bathroom Faucet(s)	Choose from standard selections or allowance provided (see Section 20)
Bathroom Toilet(s)	Choose from standard selections or allowance provided (see Section 20)
Bathroom Tubs	Choose from standard selections or allowance provided (see Section 20)
Kitchen Sink	Choose from standard selections or allowance provided (see Section 20)
Kitchen Faucet	Choose from standard selections or allowance provided (see Section 20)

15 HVAC

Item	Description
Supply Duct	Metal main, flexible insulated distribution
Return Duct	Metal
HVAC	Trane XB90 (furnace) and XR14 (AC) or equal
Additional Gas Services	Provided to each fireplace (2) and a designated point on the rear of the home

DESCRIPTION OF MATERIALS
(continued)

16 ELECTRIC

Item	Description
Service to House	Underground, 400 AMP
Distribution Wiring	Copper
Wire Between Meter and Service Panel	Copper or aluminum
Door Bell/Knocker (front door only)	To be selected by developer
TV	1 to each TV location, wired to data closet
CAT 5	2 pairs wired to 5 locations from data closet
Burglar Alarm	Basic system included in "smart wiring" of house, Control4 (or equal)
Included Recessed Lighting Fixtures	Approx. 50 units, Lightolier 1000 series (or equal), dimmable LED lamps, w/"clear" Alzak trim
Under-Cabinet Lighting	LED lighting under upper Kitchen cabinets and under Master Bathroom vanities
Included Other Lighting	LED fluorescent lighting in all closets (code permitting) and Garage; no lighting allowance

17 INSULATION

Location	Material
Attic	Batt and/or foam
Exterior Walls	Batt and/or foam
Under 1st Floor	Sealed crawl
Sound Batts (walls and floors/ceilings as applicable)	All bedrooms, bathrooms and laundry room

18 HARDWARE

Item	Description
Front Door Hardware	Baldwin "Orbit" in polished nickel plus Baldwin electronic dead-bolt
Garage to Laundry Room Door	Baldwin "Orbit" in polished nickel plus Baldwin electronic dead-bolt
Exterior Door Hardware (except front door)	Standard Pella hardware in black
Interior Door Hardware	Baldwin "Orbit" in polished nickel
Hinges (all interior)	To be selected by developer - polished nickel

19 APPLIANCES

Item	Description
Range	Choose from standard selections or allowance provided (see Section 20)
Microwave	Choose from standard selections or allowance provided (see Section 20)
Refrigerator	Choose from standard selections or allowance provided (see Section 20)
Dishwasher	Choose from standard selections or allowance provided (see Section 20)
Vent Hood	Choose from standard selections or allowance provided (see Section 20)
Garbage Disposal	Choose from standard selections or allowance provided (see Section 20)

20 ALLOWANCES

Selection	Allowance Includes	Amount
Plumbing Fixtures and Fittings - plans 3A, 3B, 3C and Lot 5 (Kitchen and Baths)	Allowance item - materials and tax only	\$12,500
Plumbing Fixtures and Fittings - Lots 1 and 10 (Kitchen and Baths)	Allowance item - materials and tax only	\$15,000
Countertops and Backsplashes - plans 3A, 3B, 3C and Lot 5 (Kitchen and Baths)	Includes material, tax, labor and installation	\$15,000
Countertops and Backsplashes - Lots 1 and 10 (Kitchen and Baths)	Includes material, tax, labor and installation	\$18,000
Tile/Stone Flooring - Plans 3A, 3B, 3C and Lot 5 (Bathrooms, Laundry and Mud Room)	Includes material, tax, labor and installation	\$25,000
Tile/Stone Flooring - Lots 1 and 10 (Bathrooms, Laundry and Mud Room)	Includes material, tax, labor and installation	\$30,000
Built-In Cabinetry (Kitchen and Baths) - Plans 3A, 3B, 3C and Lot 5	Includes material, tax, labor and installation	\$30,000
Built-In Cabinetry (Kitchen and Baths) - Lots 1 and 10	Includes material, tax, labor and installation	\$35,000
Built-In Cabinetry Hardware (Kitchen and Baths) - Plans 3A, 3B, 3C and Lot 5	Includes material, tax, labor and installation	\$750
Built-In Cabinetry Hardware (Kitchen and Baths) - Lots 1 and 10	Includes material, tax, labor and installation	\$950
Appliances	Includes appliances, accessories, delivery, taxes and fees (install incl. for std. appl. at no charge)	\$27,500
Towel Bars, Hooks, TP Holders, etc. (Kitchen and Baths) - Lots 1 and 10	Includes material, tax, labor and installation	\$350
Towel Bars, Hooks, TP Holders, etc. (Kitchen and Baths) - Plans 3A, 3B, 3C and Lot 6	Includes material, tax, labor and installation	\$450
Shower Door and Hardware (Master Bath only)	Includes material, tax, labor and installation (per door - see plan)	\$2,500
Shower Door and Hardware (all other stall showers only)	Includes material, tax, labor and installation (per door - see plan)	\$1,500
Mirrors (Baths)	Includes material, tax, labor and installation	\$1,000

Where "materials and tax only" are indicated, standard installation is included. "Special" items or expanded scope may incur additional cost. There shall be no allowance provided if ordered, partially installed work related to an allowance item has started. There will be an additional charge to modify/change installed work. In some cases, partial allowances may be granted based on the developers sole discretion on a case-by-case basis.

21 GENERAL NOTES:

- Throughout development, the developer may substitute "equal" or better equipment, materials or finishes.
- All "allowance items" shall be selected by the Buyer unless previously selected by the developer.
- All exterior design, materials, details, brick, roofing, landscaping, colors and finishes are subject to the developer's selection.
- The Purchaser may choose, up to three (3) standard interior wall colors and three (3) standard interior trim colors. Dark, metallic, high-gloss and "egg-shell" finishes are additional cost.
- The rear-yard will be enclosed with a 5'4" "slurried" brick wall, leveled, seeded and strawed. One (1) 3'0" painted metal gate will be provided.