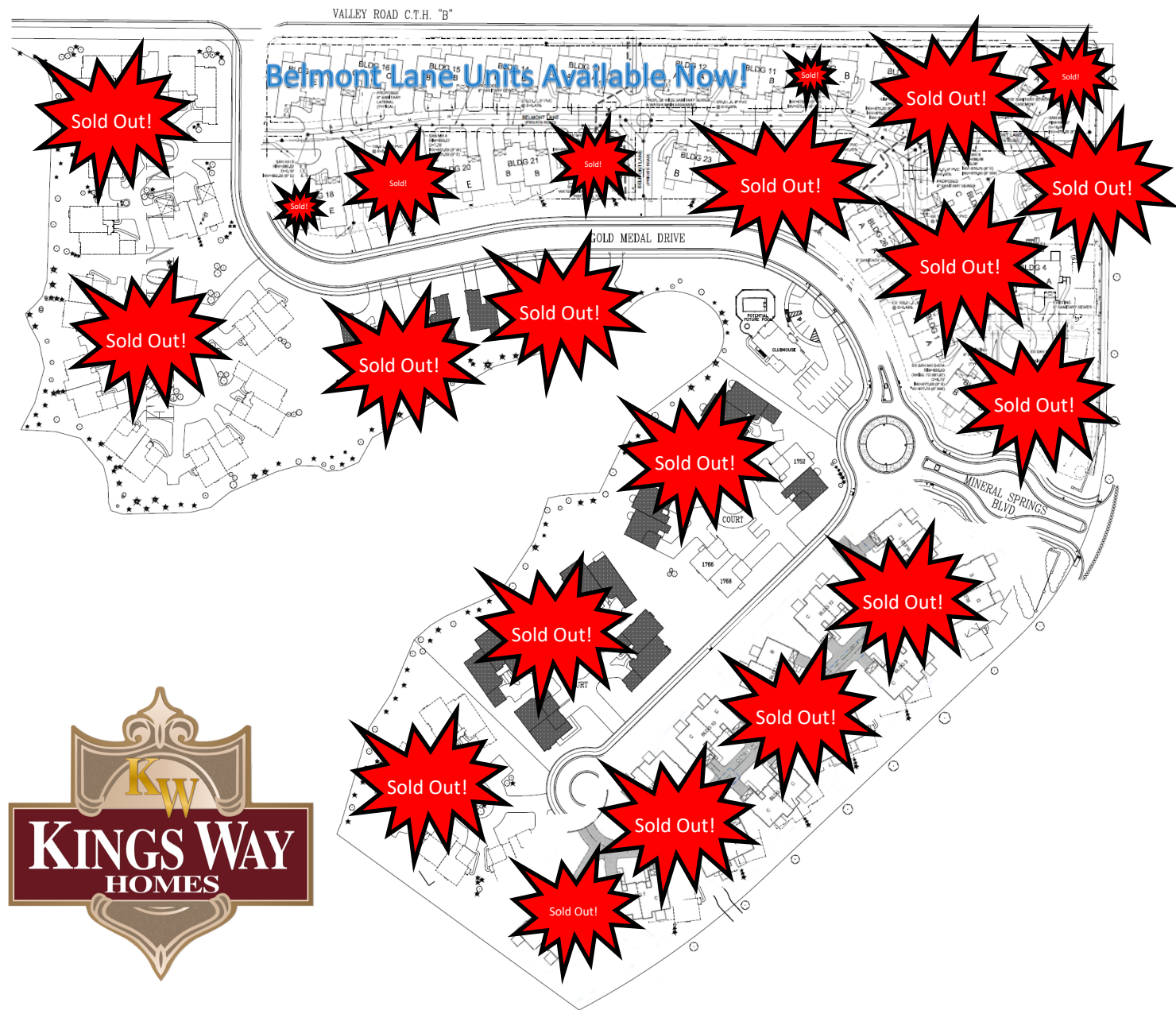


Site Plan



Contact Kings Way Homes for Pricing & Availability

262-797-3636

info@kingswayhomes.com



VILLAGE CROSSING AT PABST FARMS





Village Crossing Clubhouse

The benefits of living in our Village Crossing Condominiums are endless, lets add a clubhouse to that list! As a resident, you are free to use the clubhouse anytime you like, which include its huge gathering room, kitchenette, walk up bar, restrooms, and outdoor patio and firepit! The clubhouse is also available for residents to reserve for private events, making entertaining large groups a breeze.



Standard Features

Interior Finishes and Materials

- 9' or greater first floor ceilings heights, with vaulted, tray, cathedral or decorative ceiling details per home design
- Specialty drywall details such as arches, niches, half walls and columns per home design
- Round or square drywall corners with textured drywall finish (sand texture or orange peel)
- Painting of interior walls, ceilings and closet interiors
- Custom interior woodwork painting per home design
- White Mountain Hearth® DVCP direct vent unit fireplace with gas logs, glass front, stone face and wood shelf mantel
- Collection #1 Quality® brand cabinets with soft close doors/drawers, double waste basket pullout and roll trays in kitchen base cabinets per plan design
- 6-panel solid core painted interior doors (6'-8" height)
- Millwork includes 3 1/4" base molding and 3 1/2" casing
- Schlage® door hardware
- Moen bath accessories (towel bars, toilet paper holders)
- Kohler™/Sterling® plumbing fixtures
- Kohler™ faucets with Rite-Temp pressure balancing valves
- Ceramic tile shower with glass door at master bath
- Kohler™/Sterling® main bath tub/shower module
- Granite or quartz countertops in kitchen; Corian® countertops at all other areas
- Plate glass mirrors over all vanities
- Wood flooring in foyer, kitchen, dining room, laundry room and hall per home design
- Ceramic tile floor in master bath and main bath
- Mohawk® carpet flooring per home design
- Custom closet system in all closets
- Stainless Steel appliance package (refrigerator, dishwasher, electric range, ducted over-the-range space-saving microwave)

Exterior Finishes and Materials

- Owens Corning® Oakridge™ lifetime dimensional shingles
- Prefinished fiber cement plank siding
- Prefinished staggered shake shingle siding per home design
- Thin-cut natural stone veneer per home design
- Real Trim™ corner boards, window trim and fascia
- Aluminum Raincarrier 5" gutters with 4" downspouts
- Tyvek® Home Wrap® and Flashing weatherization system
- Alliance® Windgate® high efficiency windows and full view patio doors with insulated Innovative® Low-E glass, internal window grills, standard hardware and screens
- Fiberglass foyer entry door with clear or obscure glass
- Full-view storm/screen door
- Exterior caulking, weather-stripping and painting
- Interior of garage is drywalled (does not include paint)
- Haas dual sided steel, insulated, carriage style overhead garage door with 8-pane glass section
- Lift-Master garage door opener with keyless entry pad
- Photocell exterior lighting at overhead garage doors
- Concrete patio 14' x 14' (approximate dimensions)

Foundations and Structure

- Structurally engineered home designs
- Excavation and backfill
- Full height, poured concrete basement walls, 9' high, 10" thick with Form-A-Drain at footings
- Foundation exterior tar sprayed
- Concrete basement floor with stone base, 6 mil poly vapor barrier and control joints
- Submersible sump pump with dedicated electrical outlet and oversized sealed sump crock basin; includes active radon mitigation system with 3" venting pipe and fan
- Egress window and scapewell with Form-A-Drain system
- High performance engineered wood floor I-joists with 3/4" tongue and groove sub-floor, glued and nailed
- Exterior wall construction featuring 2x6 kiln dried studs with structural sheathing panel with built-in weather protection
- Manufactured and engineered roof trusses with tie downs, lateral bracing and nominal 1/2" OSB roof sheathing
- Colored baked enamel valley flashings and roof vents
- Unit separation wall includes R-15 high density sound batt insulation, 1/2" sound board, 5/8" drywall

Energy Efficiency, Plumbing and Electrical

- R-50 blown ceiling insulation; with R-38 sloped ceilings
- R-19 fiberglass batt exterior wall insulation
- R-19.2 Corbond III™ spray-in-place polyurethane box sill insulation
- R-6.4 Corbond III™ spray-in-place polyurethane foundation wall insulation (at basement side)
- Carrier™ 59SC2 92% AFUE energy efficient gas furnace with electronic ignition and programmable thermostat
- Carrier™ media air cleaner
- Carrier™ humidifier
- Carrier™ 13 SEER Puron® air conditioner
- Exterior vented bath fans, ducting for dryer and micro-hood
- 200 amp electrical service with 40 circuit breaker panel
- Total of 3 outlets in basement
- Recessed and accent lighting per home design
- 3 exterior weather proof outlets
- Interconnected smoke detectors with battery backup
- Carbon monoxide detectors
- Electric to range; electric or gas to dryer
- Light fixture allowance included in home price
- 4 locations single plate CAT5E/RG6QS jacks
- Water line to refrigerator for icemaker
- In-Sinkerator™ garbage disposal at kitchen sink
- CPVC Flowguard Gold™ or Pex water supply lines
- Energy efficient 50 gallon gas power vented water heater
- 2 frost-proof hose bibs (1 is located in garage)
- Rough-in plumbing for future bathroom & wet bar in basement
- Convenient in-house Design Studio
- Construction site clean up and move-in ready professional interior cleaning service, including windows



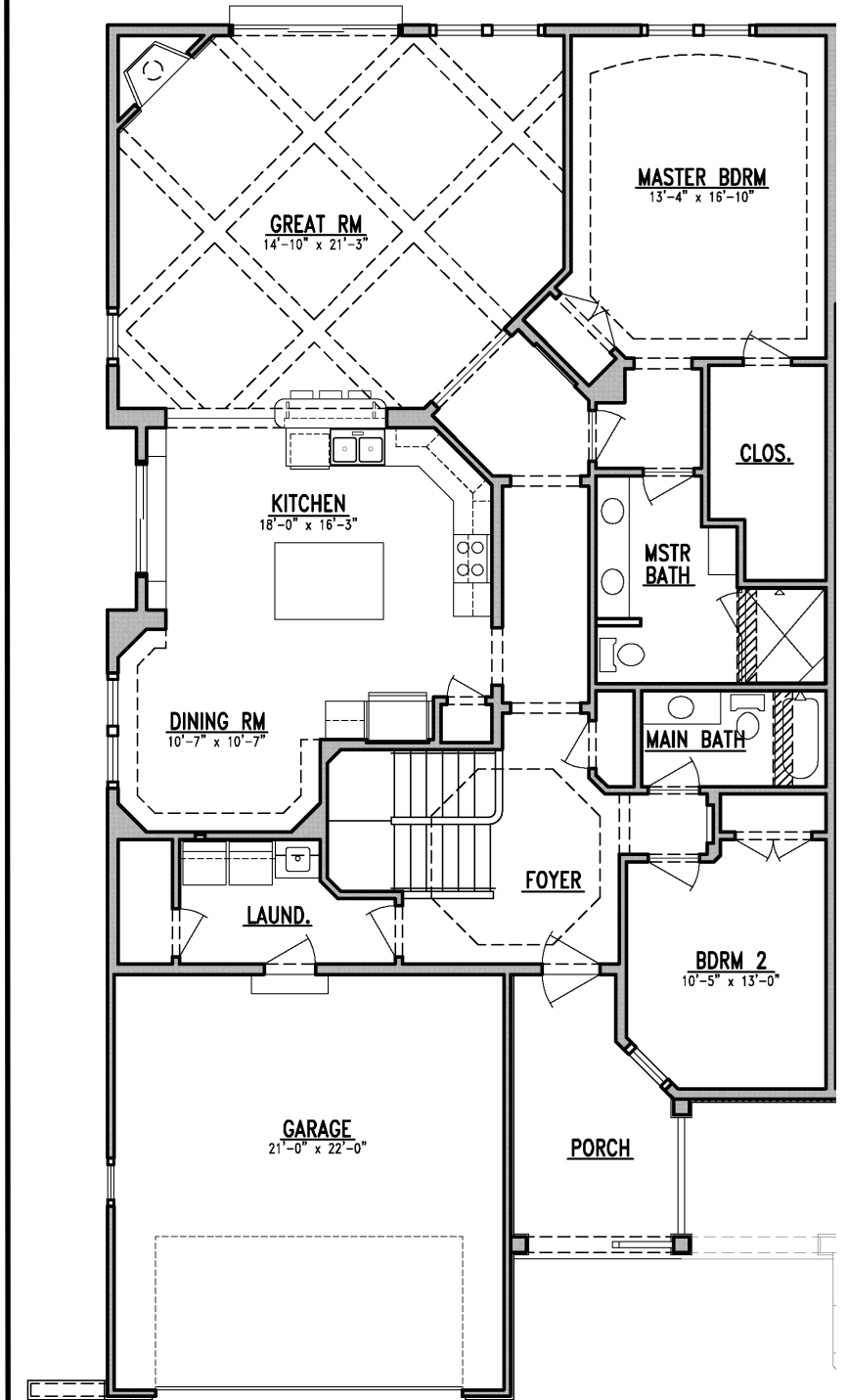
About Village Crossing

Kings Way Homes brings you the luxurious Village Crossing Condominiums at Pabst Farms, located in the heart of Southeastern Wisconsin's finest master-planned community. Within walking distance of stores, offices, schools and the YMCA, this mixed-use development promotes a well-connected lifestyle. Enjoy all the conveniences the City of Oconomowoc has to offer in this breathtaking Lake Country setting. Our well designed condominiums-homes, built to the highest standards with quality materials and superb craftsmanship, can turn your dream home into reality.

The development consists entirely of side-by-side condominiums that range in square footage from 1,446 to 1,930+ with sunroom add-on options. Spacious open floor plans focus on keeping square feet in the entertaining spaces and architectural features like alcoves and ceiling designs elevate the overall feel of the space. Units are customizable; our Interior Designer will meet with you to select finishes that compliment your style.



Estonian

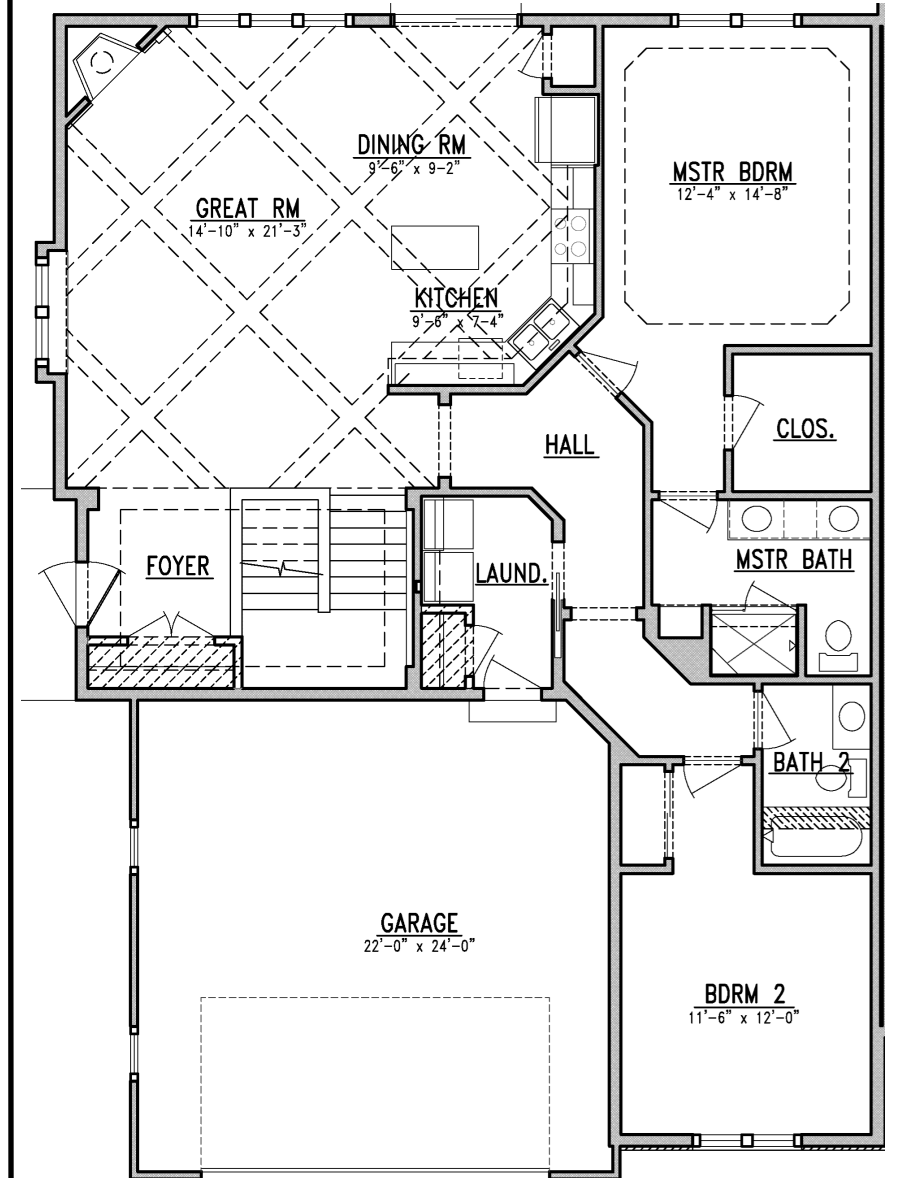


1,942 Square Feet
2 Bedrooms
2 Full Bathrooms

Continual improvement of design and construction requires that all specifications, equipment, dimensions, floorplans, and prices remain subject to change without notice. Square footages are approximate.



Ardennes

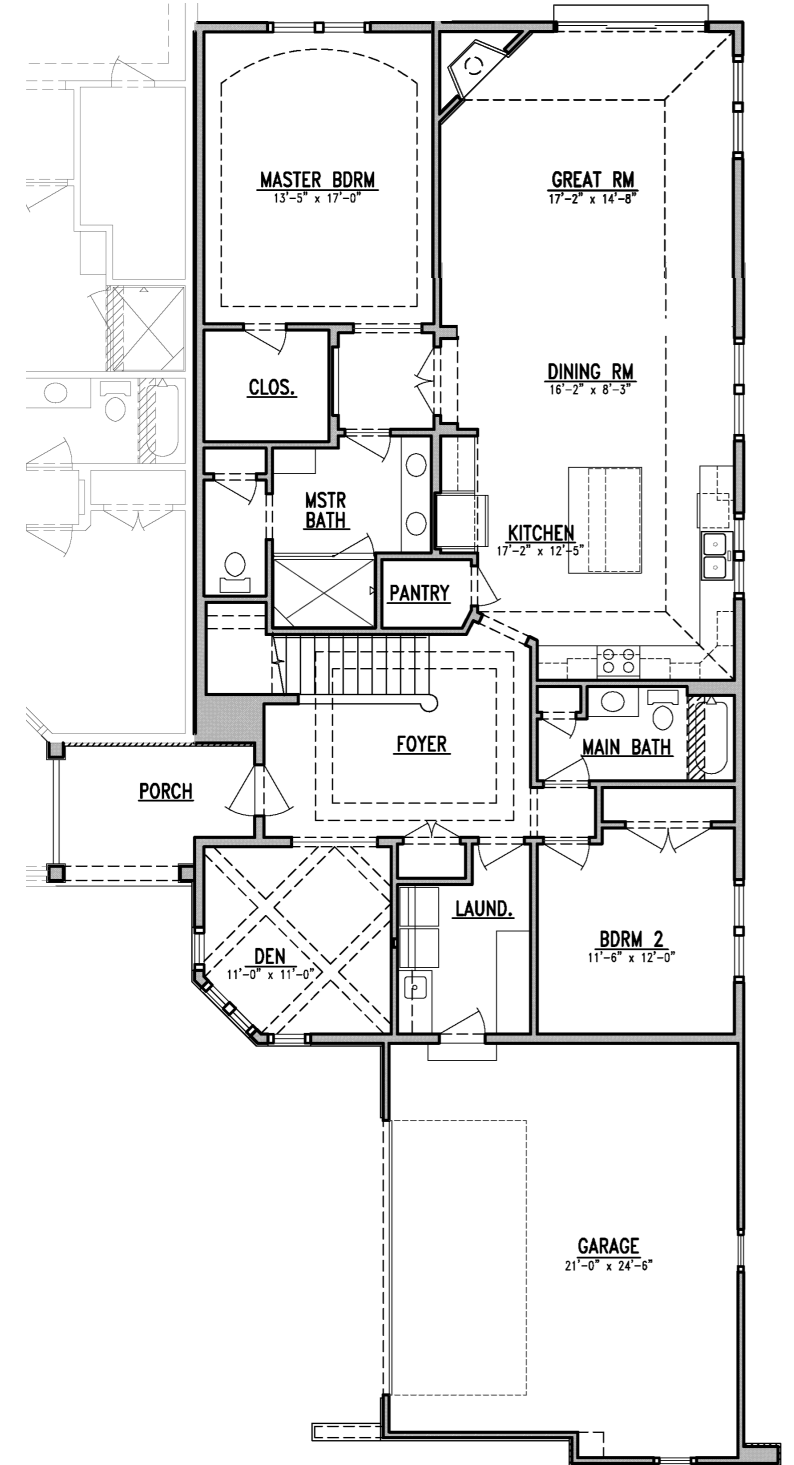


1,446 Square Feet
2 Bedrooms
2 Full Bathrooms

Continual improvement of design and construction requires that all specifications, equipment, dimensions, floorplans, and prices remain subject to change without notice. Square footages are approximate.



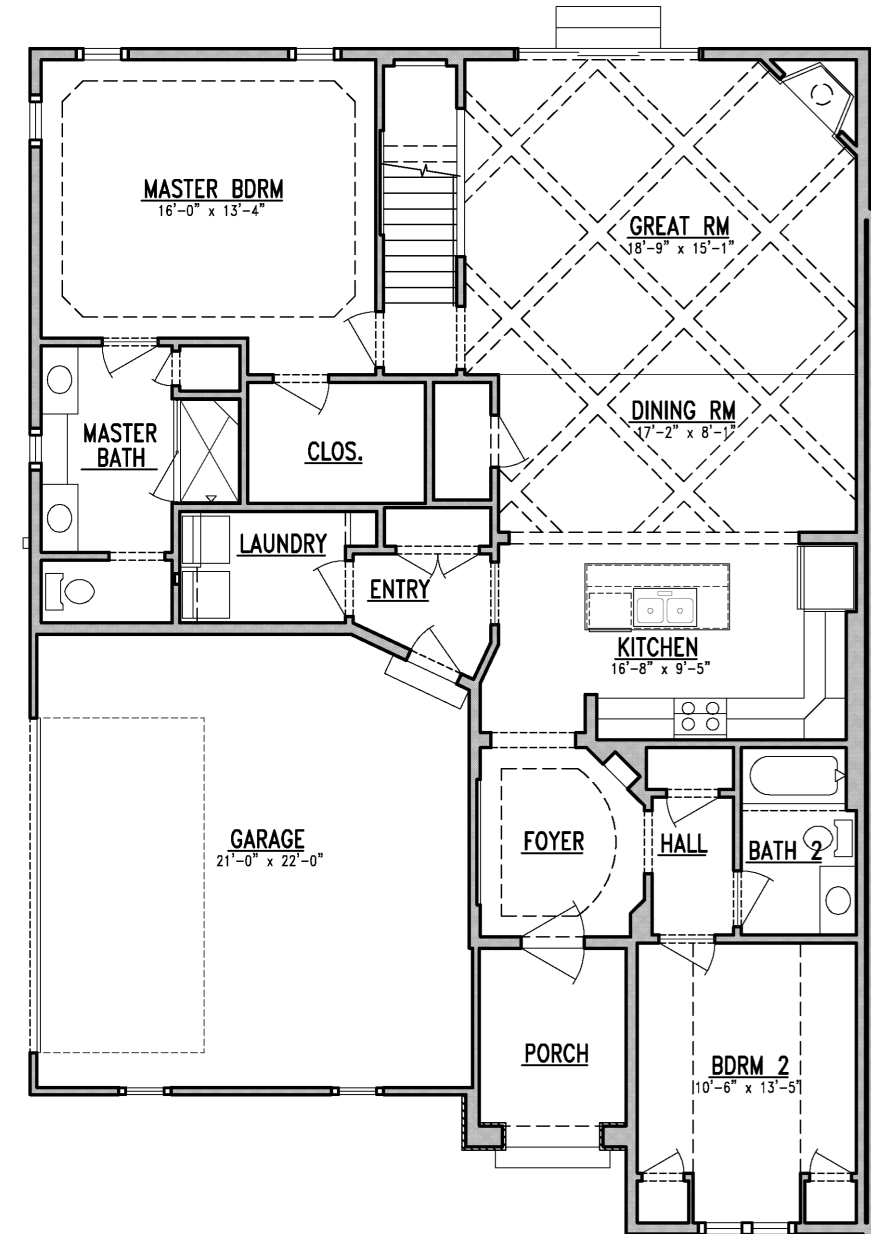
Dartmoor



1,878 Square Feet
2 Bedrooms with Den
2 Full Bathrooms



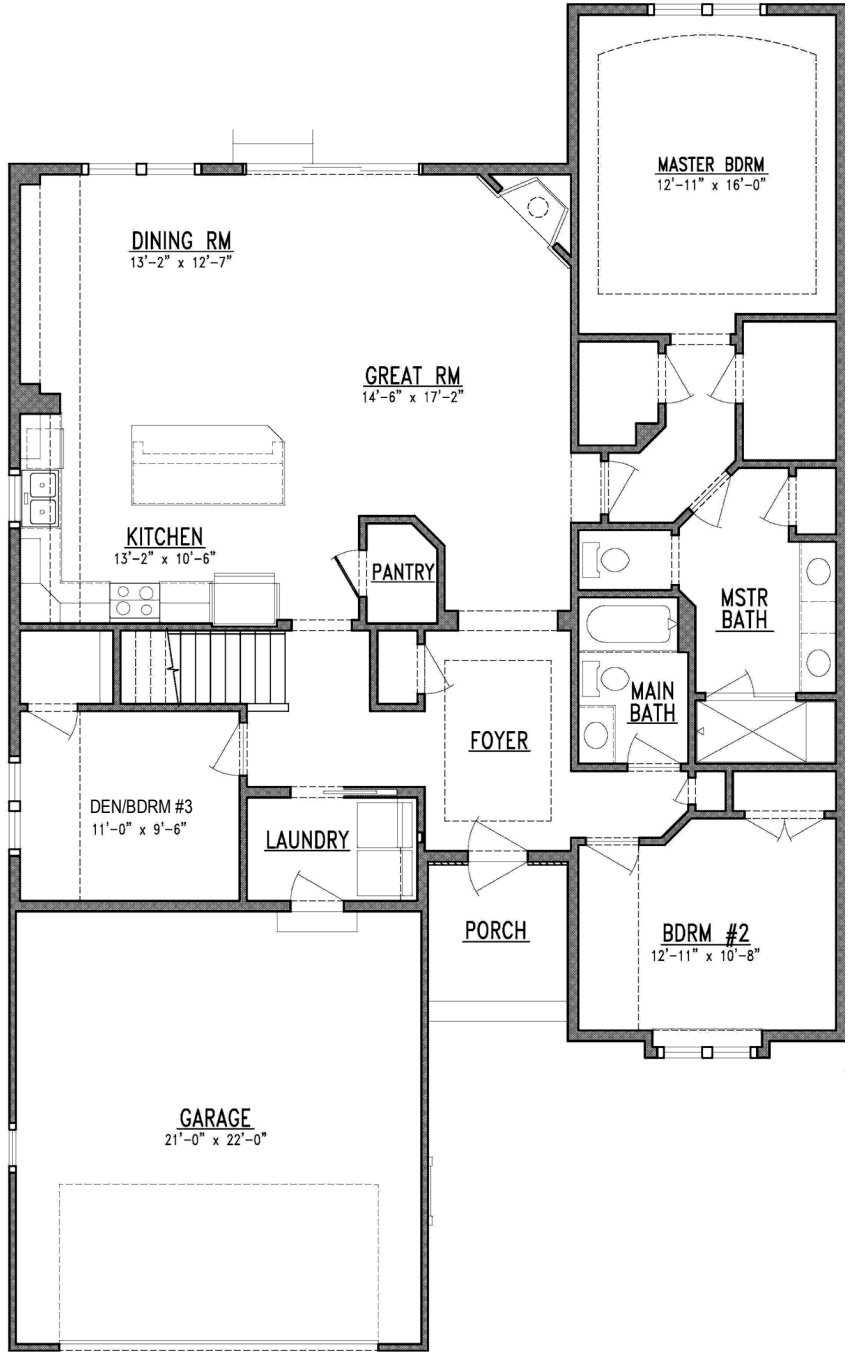
Breton



1,570 Square Feet
2 Bedrooms
2 Full Bathrooms



Castilian



1,760 Square Feet
 3 Bedrooms
 2 Full Bathrooms

Continual improvement of design and construction requires that all specifications, equipment, dimensions, floorplans, and prices remain subject to change without notice. Square footages are approximate.