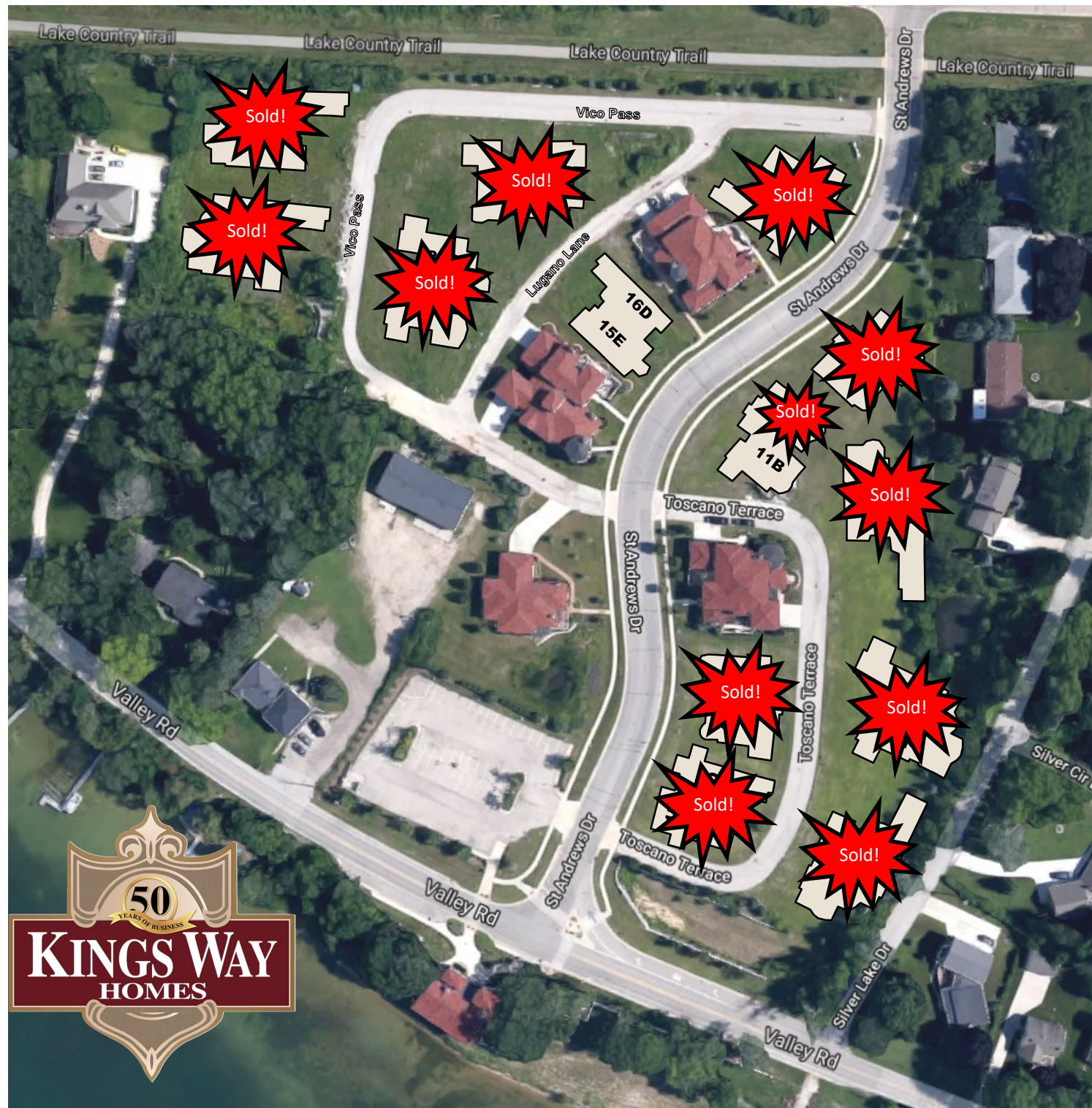


Site Plan



VESPERA II AT PORTICELLO



Contact Kings Way Homes for Pricing & Availability

262-797-3636

info@kingswayhomes.com





Continual improvement of design and construction requires that all specifications, equipment, dimensions, floorplans, and prices remain subject to

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
- Rounded or square drywall corners with textured drywall finish (sand texture, orange peel or knockdown)
- Painting of interior walls, ceilings and closet interiors
- Custom interior woodwork painting / finish per home design
- White Mountain Hearth® DVCP direct vent fireplace unit with gas logs, glass front, stone face and wood shelf mantel
- Collection #1 Quality® brand cabinets with soft close doors/drawers and 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 painted 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
- Oversized ceramic tile shower with glass shower door at master bath
- Kohler™/Sterling® Vikrell® 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
- Appliance allowance (refrigerator, dishwasher, electric range, ducted over-the-range space-saving microwave)

Exterior Finishes and Materials

- Owens Corning® Duration™ limited lifetime warranty dimensional shingles
- Prefinished Hardipanel® vertical stucco siding
- Thin-cut natural stone veneer per home design
- L.P. Smartside™ corner boards, trim and fascia
- Aluminum Raincarrier 5" gutters with 4" downspouts
- Marvin® Essentials® high efficiency windows and full view patio doors with insulated 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
- Exterior light fixtures included
- Concrete patio with pergola or privacy wall per home design

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

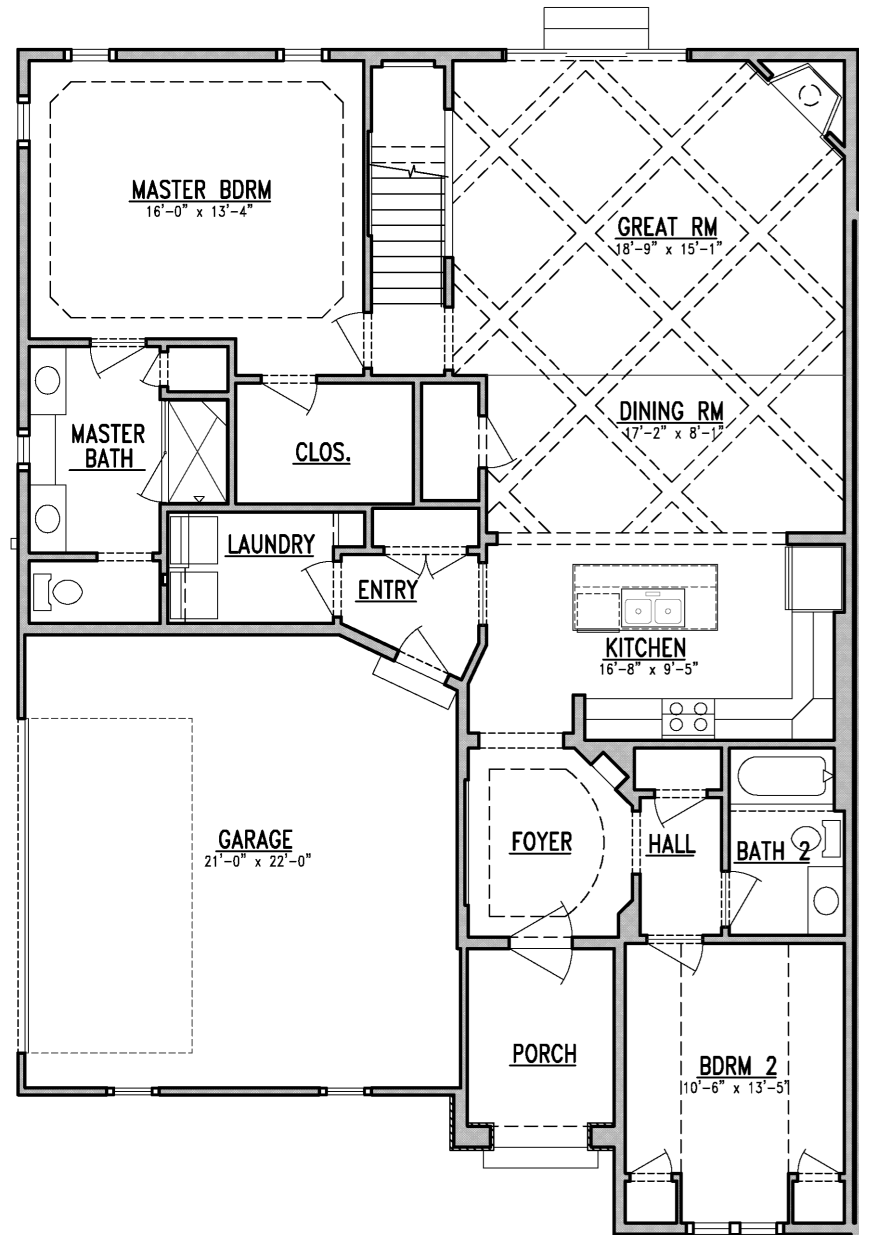
Energy Efficiency, Plumbing and Electrical

- 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™ and/or PEX water 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

Continual improvement of design and construction requires that all specifications, finishes, and equipment remain subject to change without notice—Revised 10/1/2023



Barolo

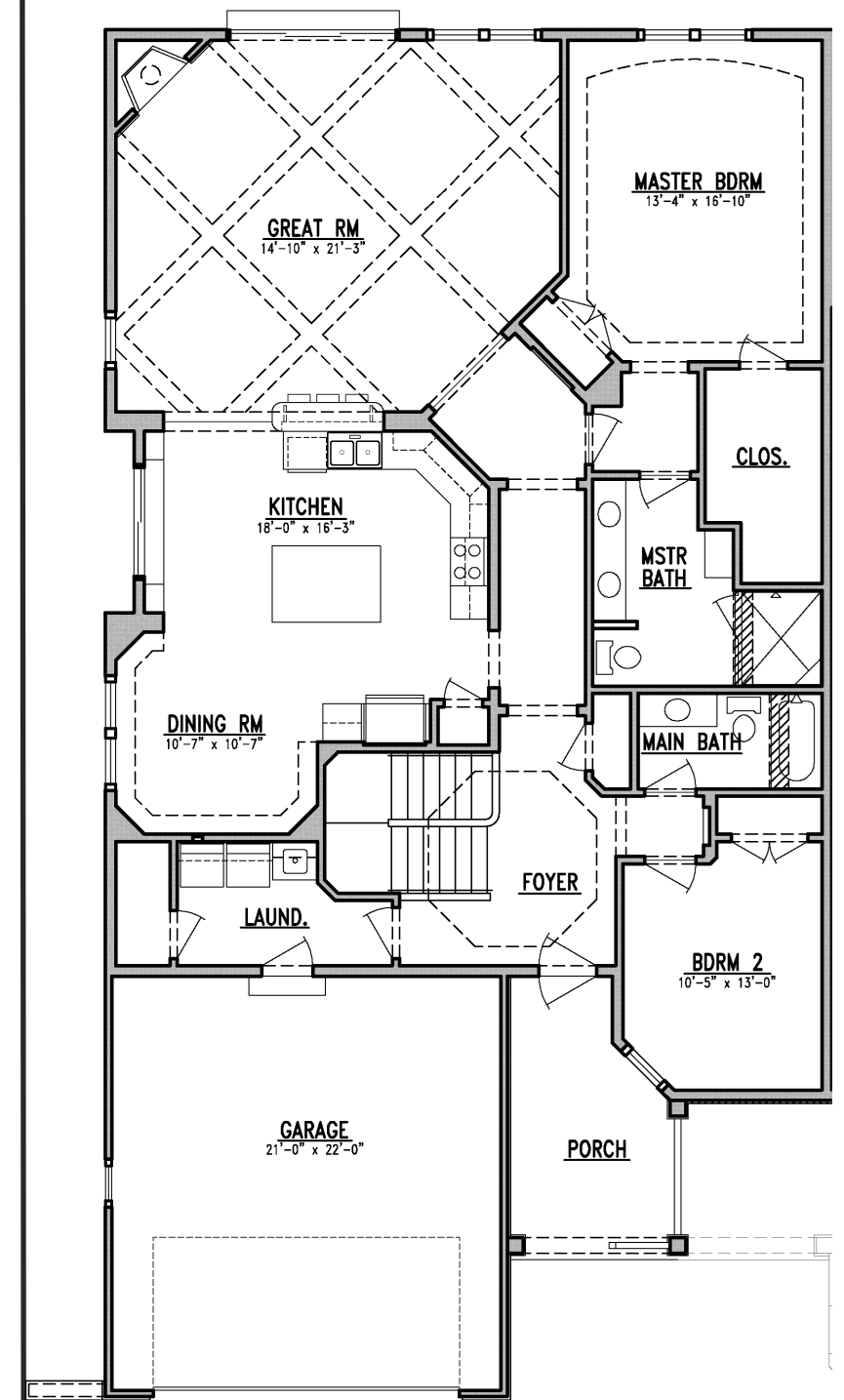


1,570 Square Feet
2 Bedrooms
2 Full Bathrooms

change without notice. Square footages are approximate.



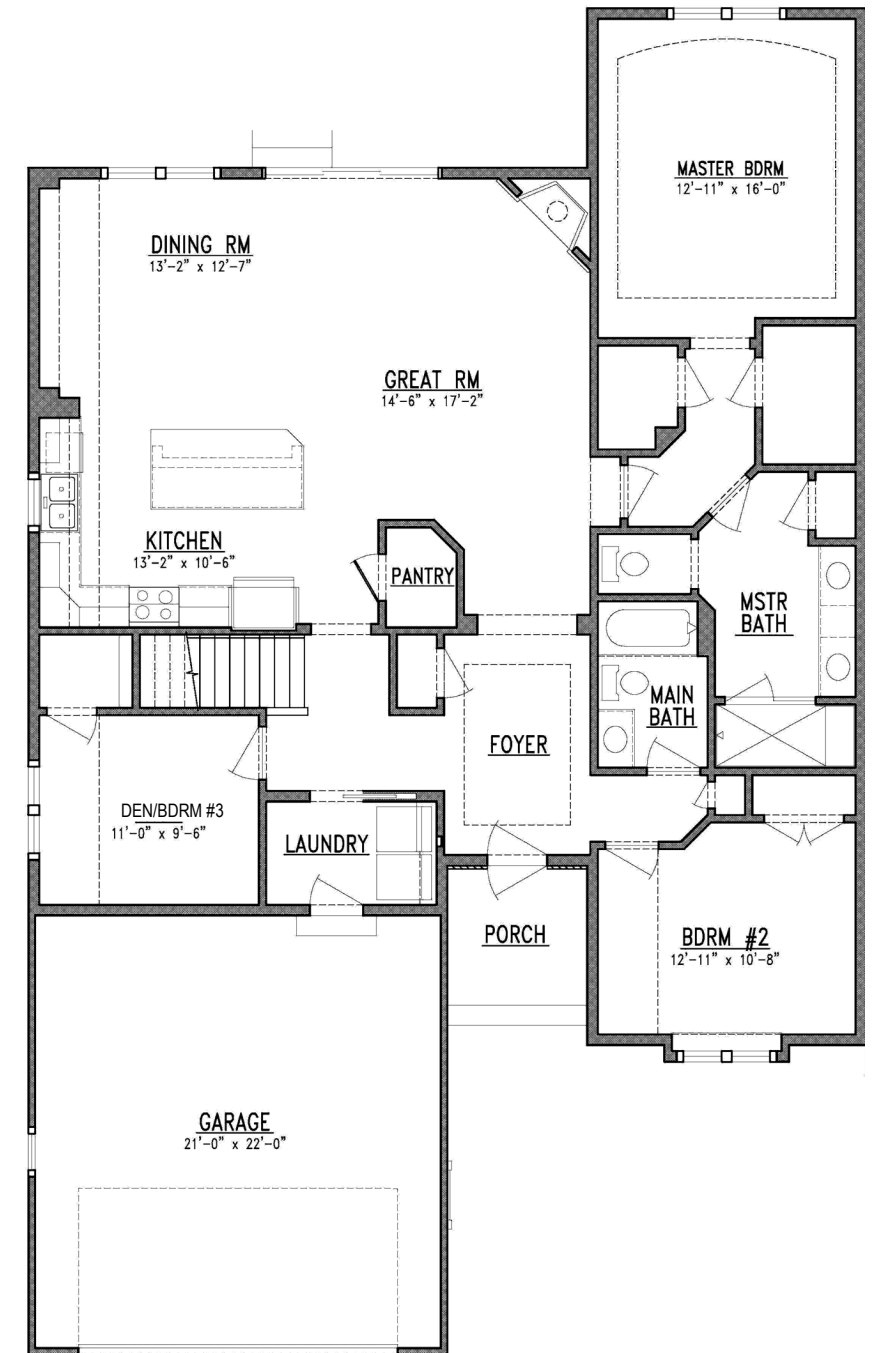
Emilia



1,930 Square Feet
2 Bedrooms
2 Full Bathrooms



Cortese

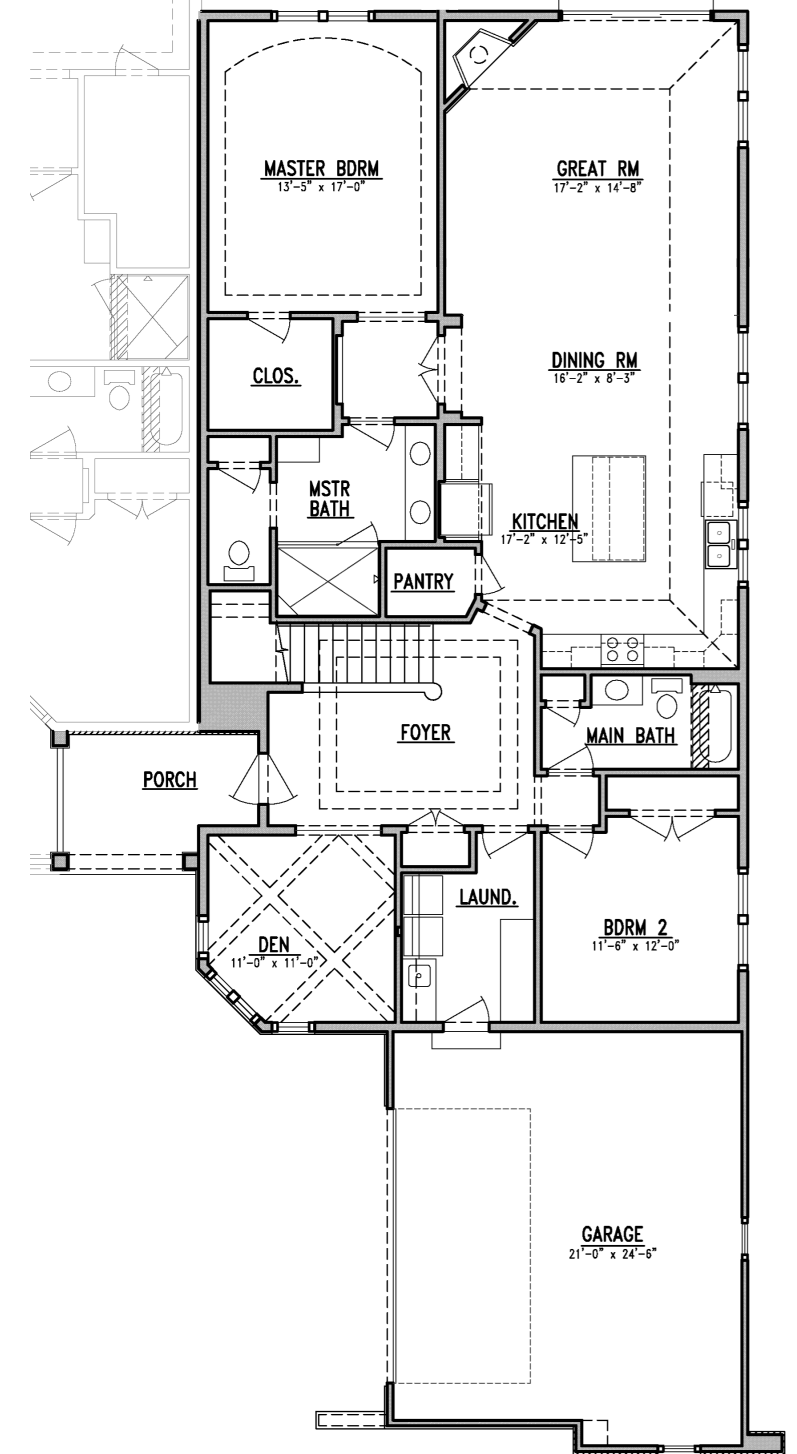


1,760 Square Feet
3 Bedrooms
2 Full Bathrooms

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Dolcetto



1,878 Square Feet
2 Bedrooms
2 Full Bathrooms

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