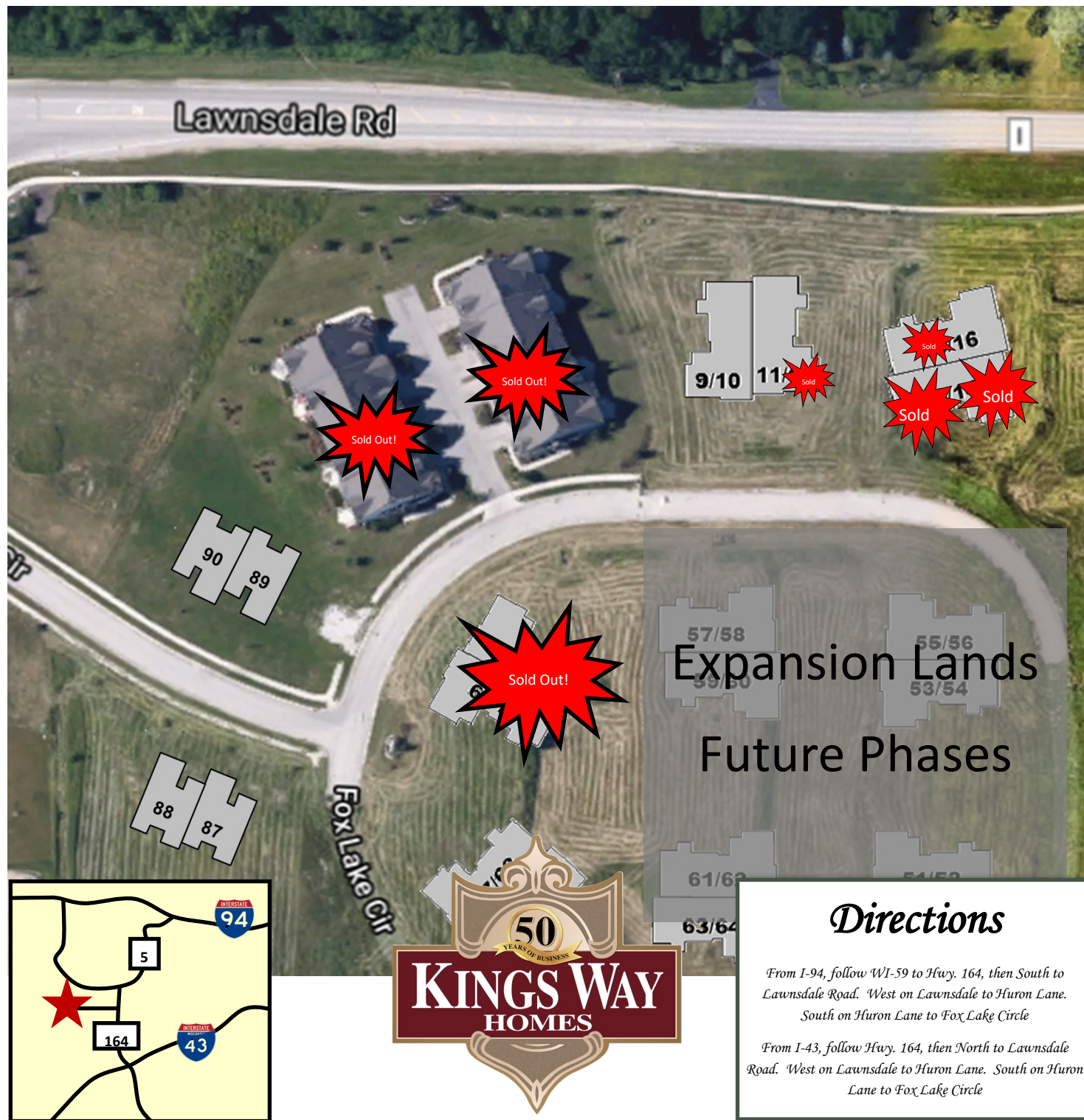


Site Plan



Ranch Duplex and Townhouse
Condominiums



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

Townhouse Standard Features

Interior Finishes and Materials

- 10' or greater ceilings heights, with vaulted, tray, cathedral or decorative ceiling details per home design
- Specialty drywall details such as plant shelves, arches, niches, half walls per home design
- Square drywall corners with orange peel textured drywall
- Painting of interior walls, ceilings and closet interiors
- Painted interior woodwork finish per home design
- Empire® DVCD36 direct vent unit fireplace with gas logs, glass front, stone face and wood shelf mantel
- Schrock® brand cabinets with double waste basket pullout in kitchen base cabinets per plan design
- Paneled 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
- Oasis® main bath tub/shower module
- Quartz at all countertop surfaces (kitchen and baths)
- Plate glass mirrors over all vanities
- LVP flooring in foyer, kitchen, dining room, laundry room, main bath and hall per home design
- LVT tile floor in master bath
- Carpet flooring per home design (Bedrooms, closets and stairs to basement)
- Closet system in all closets
- GE® Stainless steel appliance package (refrigerator, dishwasher, electric range, ducted over-the-range space-saving microwave)

Exterior Finishes and Materials

- Owens Corning® Duration™ lifetime shingles
- Fiber cement plank siding
- Staggered shake shingle siding per home design
- Thin-cut natural stone veneer per home design
- Real Trim™ corner boards, window trim
- Aluminum soffit and fascia
- Aluminum Raincarrier 4" gutters with 3" downspouts
- 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
- Exterior caulking, weather-stripping and painting
- Interior of garage is drywalled and insulated in 4-Family units (does not include paint)
- Haas dual sided steel, insulated, overhead garage door Lift-Master garage door opener
- Photocell exterior lighting at overhead garage doors

Foundations and Structure

- Structurally engineered home designs
- Poured concrete basement walls with Form-A-Drain at footings (net 8' height)
- 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
- 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 with high density sound batt insulation
- Unit separation floor with high density sound batt insulation and gypsum floor underlayment
- Private patio or balcony/deck per plan design.
- Two car attached garage with private entry to unit.

Energy Efficiency, Plumbing/Electrical

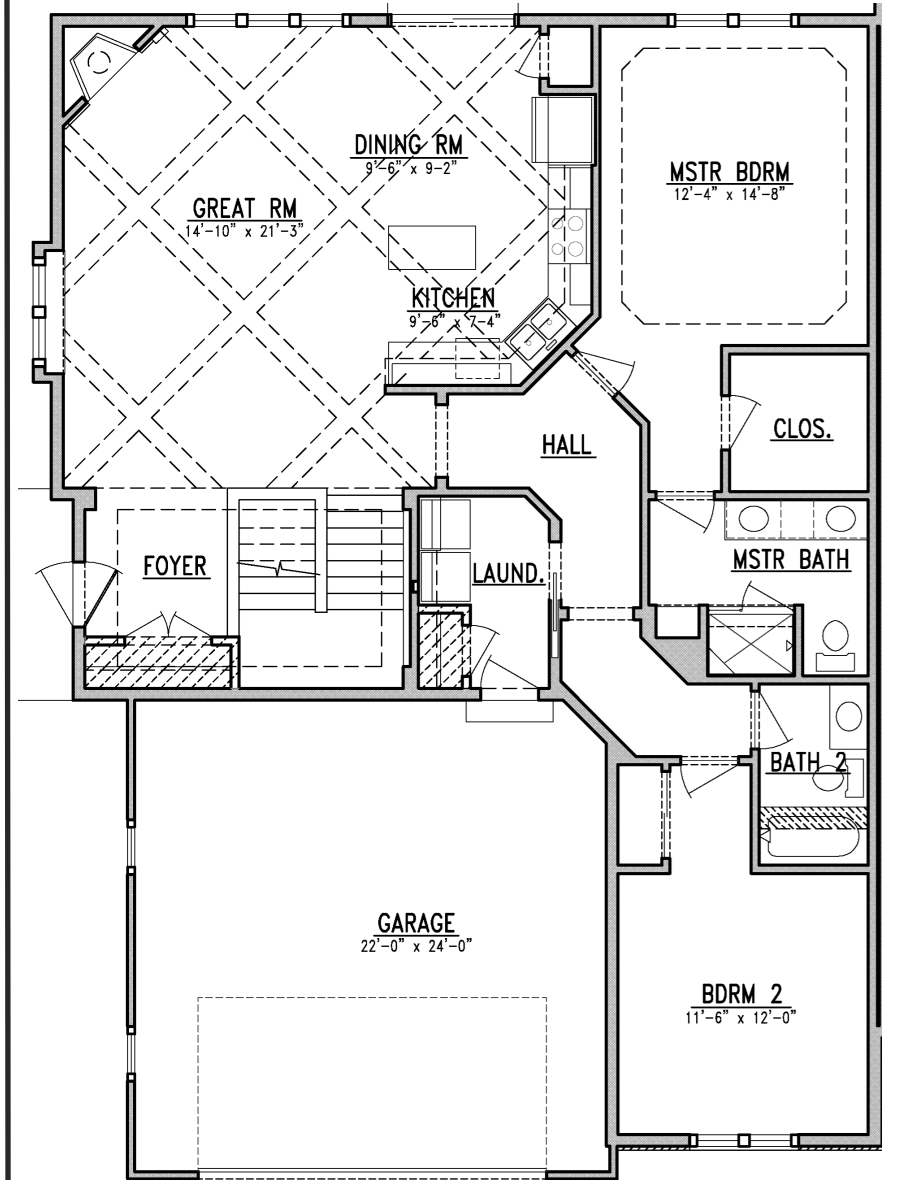
- R-50 blown ceiling insulation; with R-38 sloped ceilings
- R-19 fiberglass batt exterior wall insulation
- R-19.2 Corbond III™ spray-in-place polyurethane box sill insulation
- Carrier™ 59SC2 95% AFUE energy efficient gas furnace with electronic ignition and programmable thermostat
- Carrier™ 13 SEER Puron® air conditioner
- Exterior vented bath fans and ducting for dryer
- 200 amp electrical service with 40 circuit breaker panel
- Recessed and accent lighting per home design
- Interconnected smoke detectors with battery backup
- Carbon monoxide detectors per code
- Electric to range; electric to dryer
- Light fixture allowance included in home price
- 4 locations of single plate CAT5E or RG6QS jacks
- Water line to refrigerator for icemaker
- In-Sinkerator™ garbage disposal at kitchen sink
- PEX or CPVC Flowguard Gold™ water lines (or equal)
- Energy efficient 50 gallon gas power vented water heater
- NFPA 13-R Fire suppression in 4-Family units with Modine HD45 garage heater (required)
- Convenient in-house Design Studio
- Construction site clean up and move-in ready professional interior cleaning service, including windows cleaning service, including windows

Continual improvement of design and construction requires that all specifications, finishes, and equipment remain subject to change without notice—Revised 1/1/2024



Arcadian

Ranch Duplex

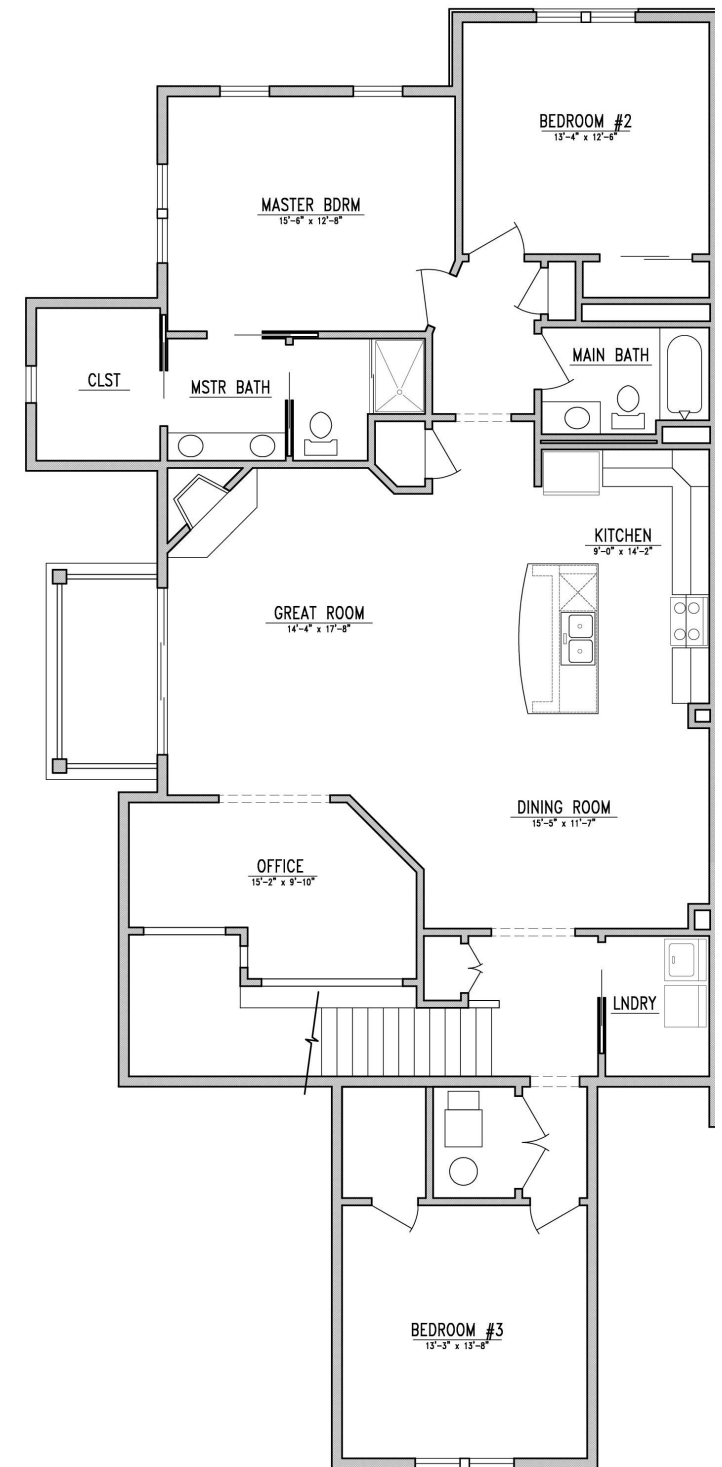


1,446 Square Feet
2 Bedrooms
2 Full Bathrooms

change without notice. Square footages are approximate.



Highland Townhouse (upper)



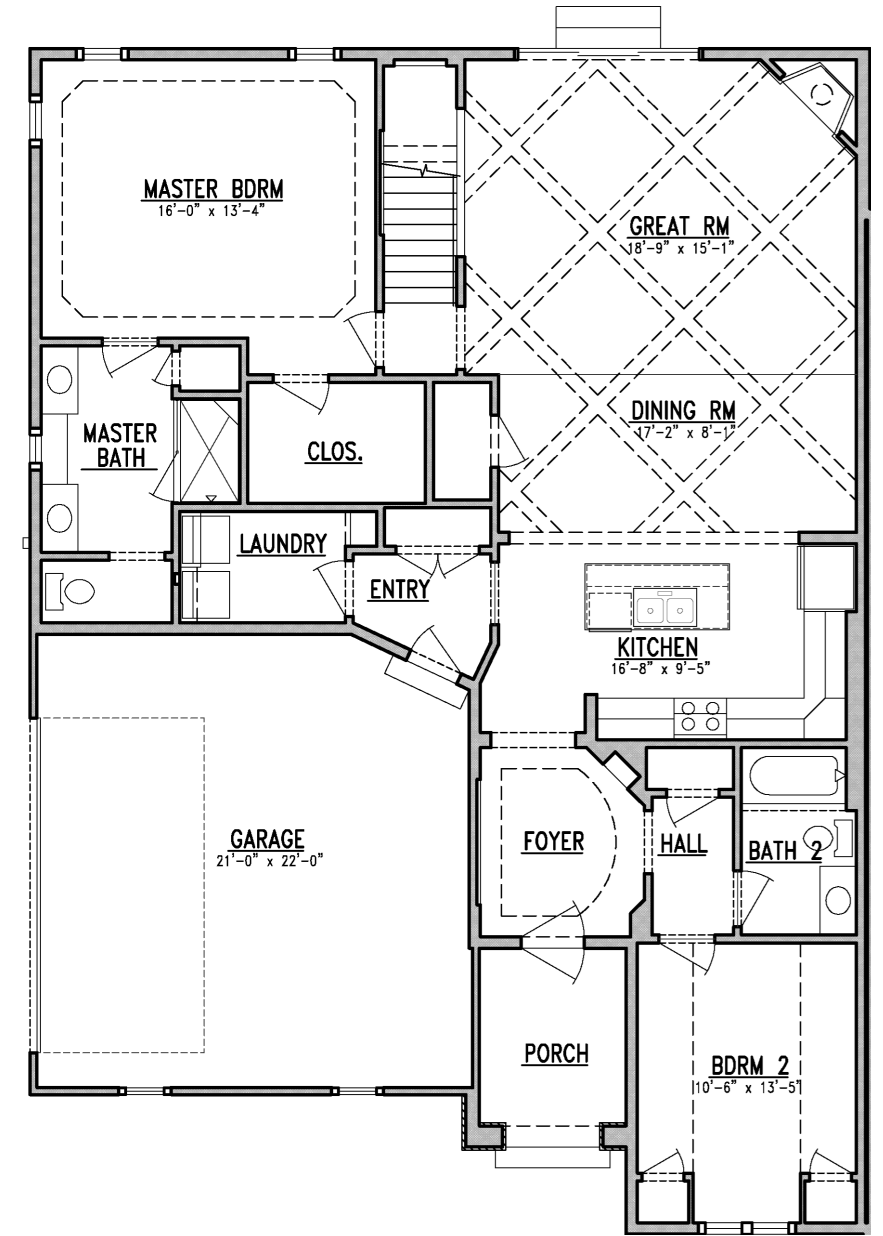
1,902–1,910 Square Feet
3 Bedrooms + Office
2 Full Bathrooms

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.



Barstow

Ranch Duplex



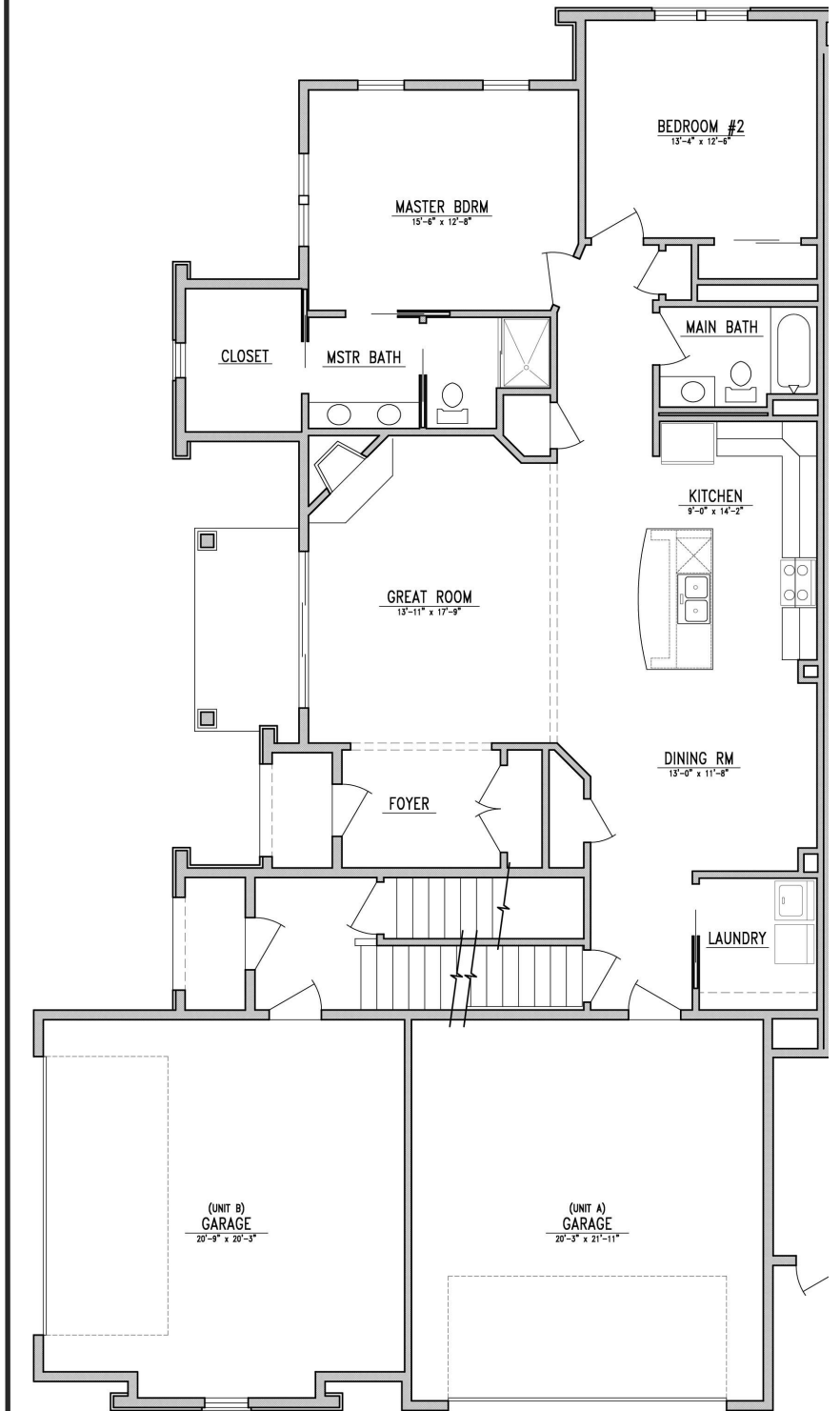
1,570 Square Feet
2 Bedrooms
2 Full Bathrooms

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.



Grandview

Townhouse (lower)



1,626–1,632 Square Feet

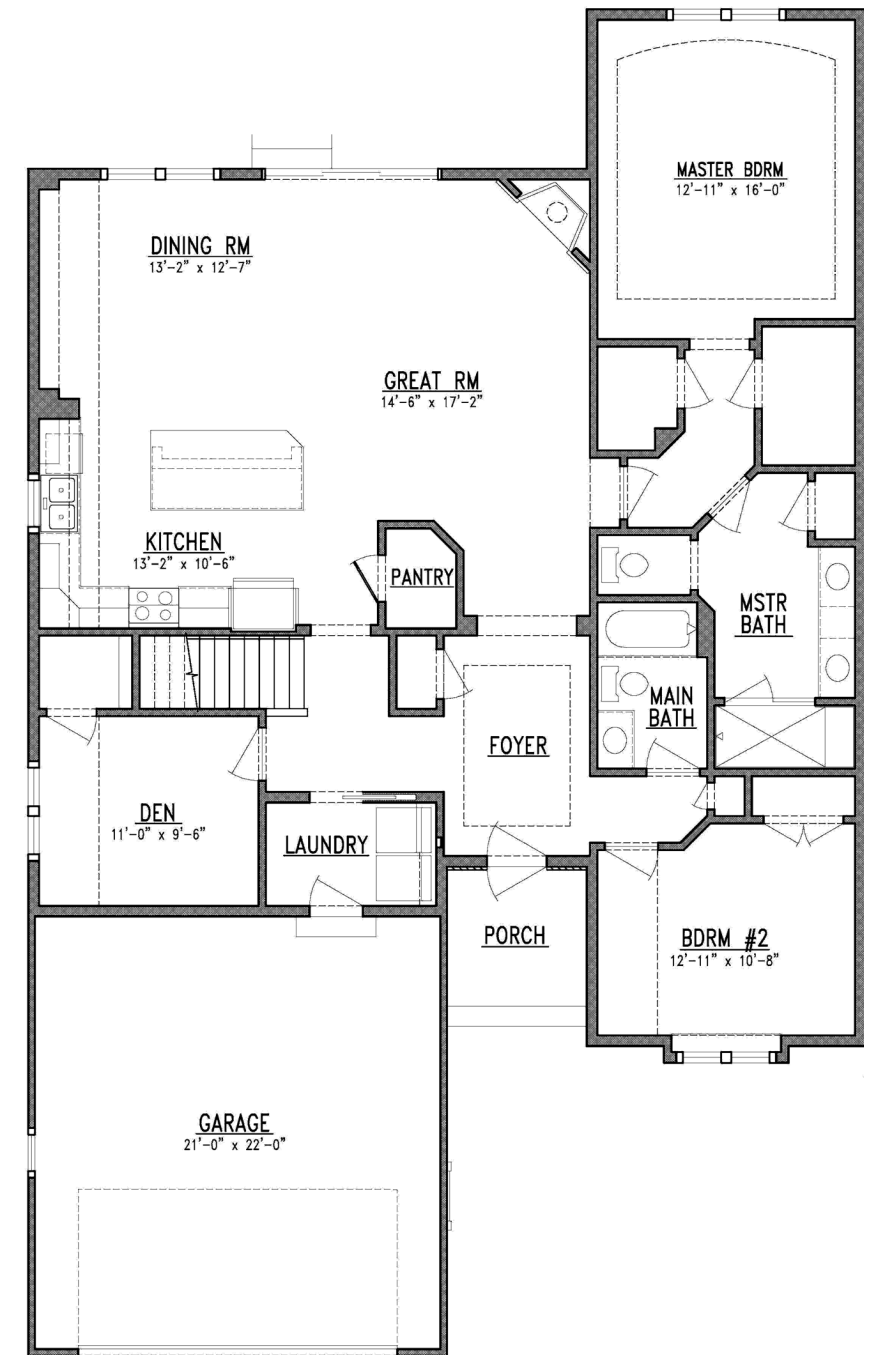
2 Bedrooms

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.



Carroll Ranch Duplex



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.



Ranch Duplex 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® counter-tops 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

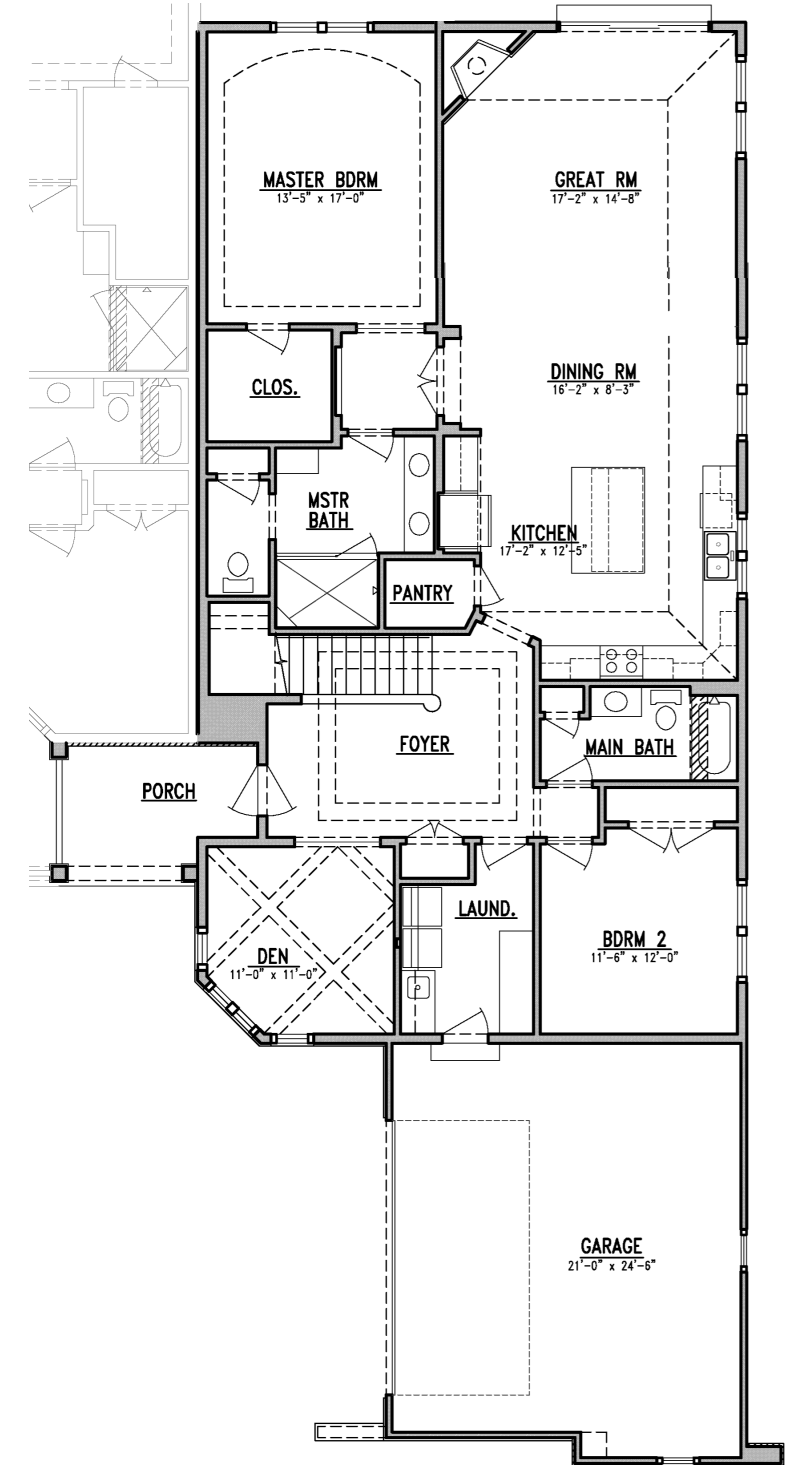
- Structurally engineered home designs
- Excavation and backfill
- Full height, poured concrete basement walls, 9' high, 10" thick with Form-A-Drain at footings
- Foundation exterior tar sprayed
- Concrete basement floor with stone base, 6 mil poly vapor barrier and control joints
- Submersible sump 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



Dunbar Ranch Duplex



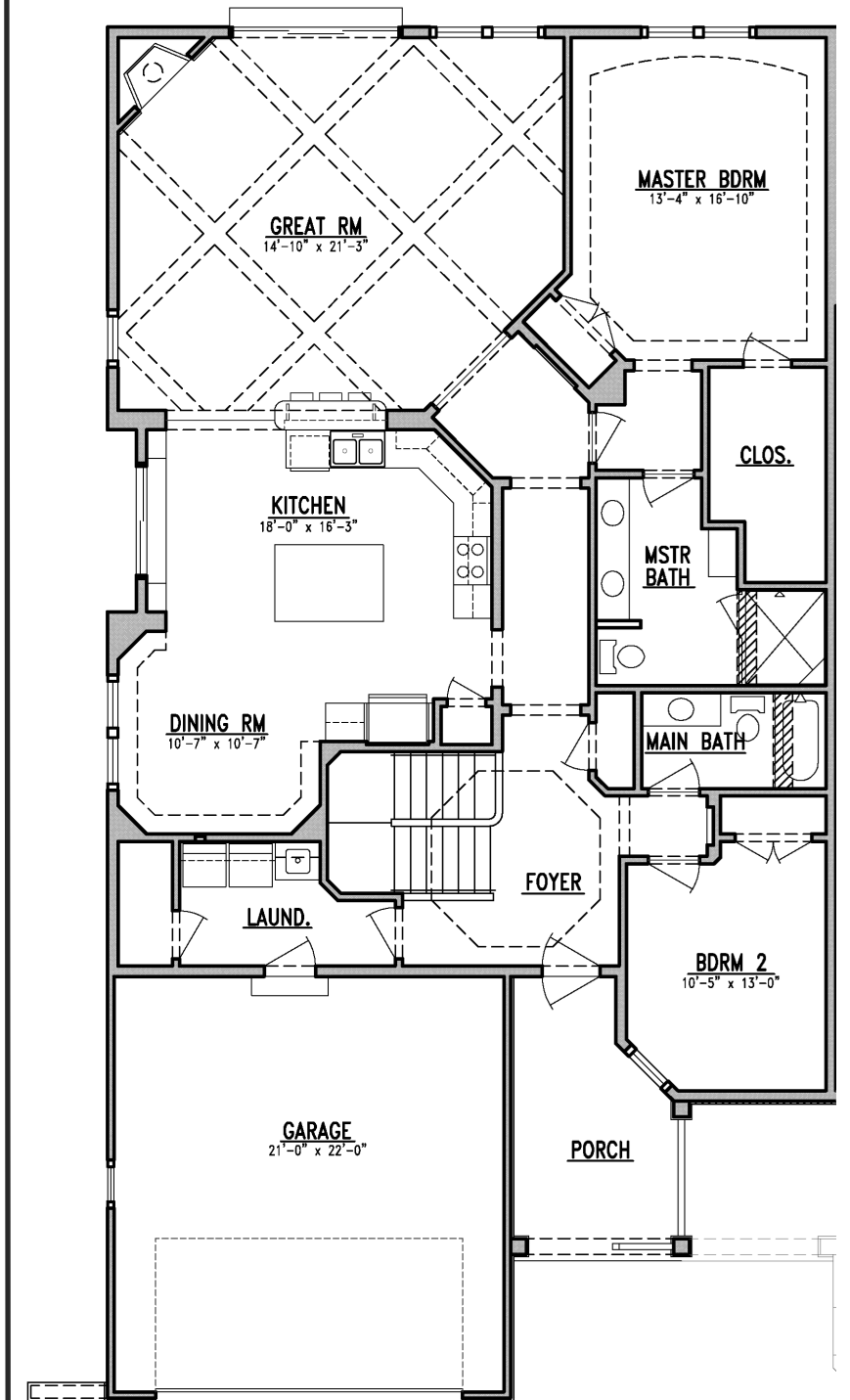
1,878 Square Feet
2 Bedrooms with Den
2 Full Bathrooms

change without notice. Square footages are approximate.



Elmwood

Ranch Duplex



1,942 Square Feet
2 Bedrooms
2 Full Bathrooms