

The Konrad

FOX RUN VILLAGE



The Konrad
3 Bed – 2.5 Bath
1726 SQFT

The Konrad's Standard Features

Building Standards:

- Slab on grade concrete foundation
- Traditional stick framing methods
- Framed "Green Corners" for higher energy efficiency
- Engineered AdvanTech Sub Floor
- Eco friendly Sentricon Termite Bait Station
- Studs, ceiling joists and rafters will be 16" on center

Exterior Features:

- Hardie Lap & Board and Batten siding exterior
- 30 Year Dimensional Architectural Roof Shingles
- Exposed Rafter Tails
- Single hung, double paned, high efficiency, low E glass, vinyl windows
- Fiberglass front door & Locking System
- Landscaping to include plant package, irrigation, & 7 pallets of sod

Interior Features:

- 9' Smooth ceilings throughout main level and 8' smooth ceilings throughout the second level
- Open cell R20 Spray Foam insulation installed on roof deck
- Traditional R13 Batt/Fiberglass Insulation installed in the exterior walls
- Draft stopping measures to seal insulation
- 50 Gallon electric water heater
- 14 SEER electric heat pump
- Foundation SmartHome Package that includes one SmartHome control panel, one video doorbell, 36 months of free SmartHome automation and a welcome visit from Chorus SmartSecure after closing.

Interior Finishes:

Design Features

- 6" Baseboards & cased windows throughout
- Recessed lighting throughout kitchen, living room, dining room & primary bedroom
- Wire shelving installed in all closets; pantry & laundry areas
- Interior walls primed & painted with Sherwin Williams® Paint. Includes two wall colors, one trim color & one ceiling color

Flooring

- Standard LVP flooring in the common areas, laundry room and powder bathroom
- Ceramic tile in all full bathrooms
- Carpet in all bedrooms, closets & any other rooms

Kitchen

- Shaker style, custom designed, wooden cabinets in kitchen & bathrooms
- Granite countertops throughout
- Stainless Steel appliances by Whirlpool®, including the dishwasher, glass top electric range & microwave
- Chrome Delta® Kitchen Fixtures
- Stainless Steel undermount sink in kitchen
- Tiled backsplash in kitchen

Bathrooms

- Large double vanity in primary bathroom with undermount sinks
- Vanity Mirrors
- Chrome Delta® Bath Fixtures
- Walk-in tile shower in primary bathroom
- Garden soaking tub in primary bathroom
- High quality fiberglass tub/ shower in all other full bathrooms

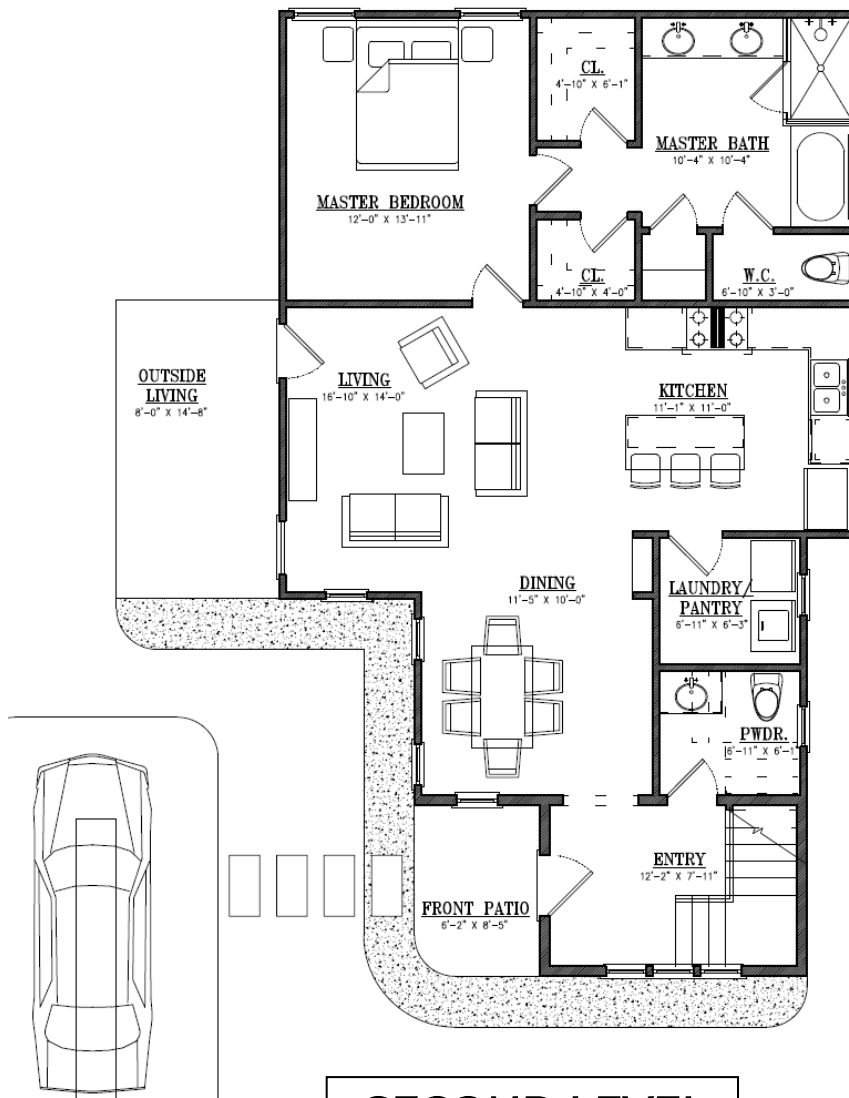
Bedrooms

- All bedrooms will have ceiling fans

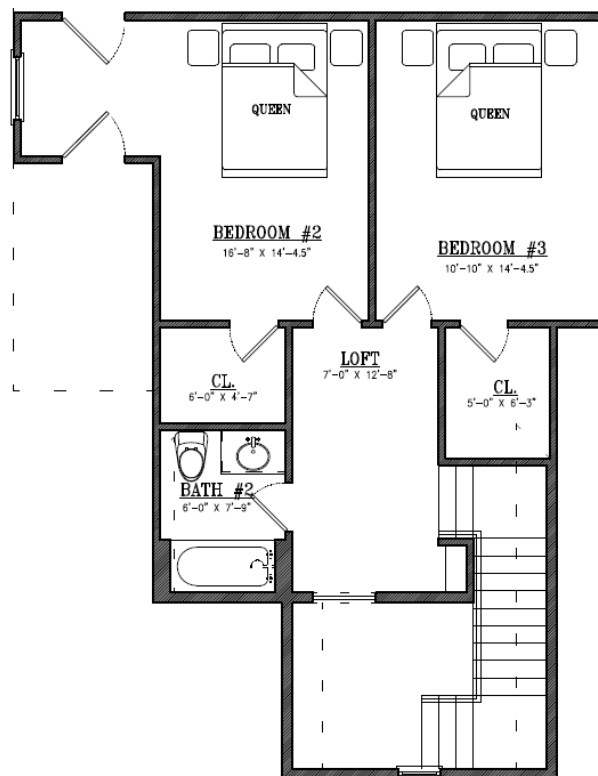
Customizing isn't complicated! Upgraded finish options are available for our standard finishes in pre-sale homes. We have all of our upgrade options, details, and pricing available for you in our Design Guide. View the link below to access it!

www.hollandhomesllc.com/process/design-guide

MAIN LEVEL



SECOND LEVEL



FOX RUN

VILLAGE



"Building Reputations"

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(334) 332-7157

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