

The Caroline A

Chelsea Ridge North



The Caroline A

4 Bed – 3.5 Bath
2197 SQFT

The Caroline's Standard Features

Building Standards:

- 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" centers on main level, 24" centers on second level

Exterior Features:

- Hardie Lap exterior siding
- Limited Lifetime Dimensional Architectural Roof Shingles
- Exposed rafter tails
- Single hung, double paned, Low E glass, vinyl windows
- Fiberglass front door & locking system
- \$15,000 Landscaping allowance. Landscape plan to be determined by builder to match community standards.
- 2 car garage
- 8x8 smooth pine columns on the front porch
- 6x6 smooth pine columns on the back porch

Interior Features:

- 9' smooth ceilings throughout main floor
- 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
- 14.3 SEER2 all electric heat pump
- Wood burning fireplace with 5' tall brick surround and hearth & shaker style mantel
- 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

- LVP flooring will be installed in all first floor common areas, half bathroom & laundry room
- 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, electric freestanding range and over the range microwave
- Oil Rubbed Bronze Delta® Kitchen Fixtures
- Stainless Steel undermount sink in kitchen
- Tiled backsplash in kitchen

Bathrooms

- Tile shower with waterproofing system in the primary bathroom
- Oil Rubbed Bronze Delta® Bath Fixtures
- Large double vanity in primary bathroom with under-mount sinks
- Vanity mirrors
- High quality fiberglass tub/shower in all other bathrooms

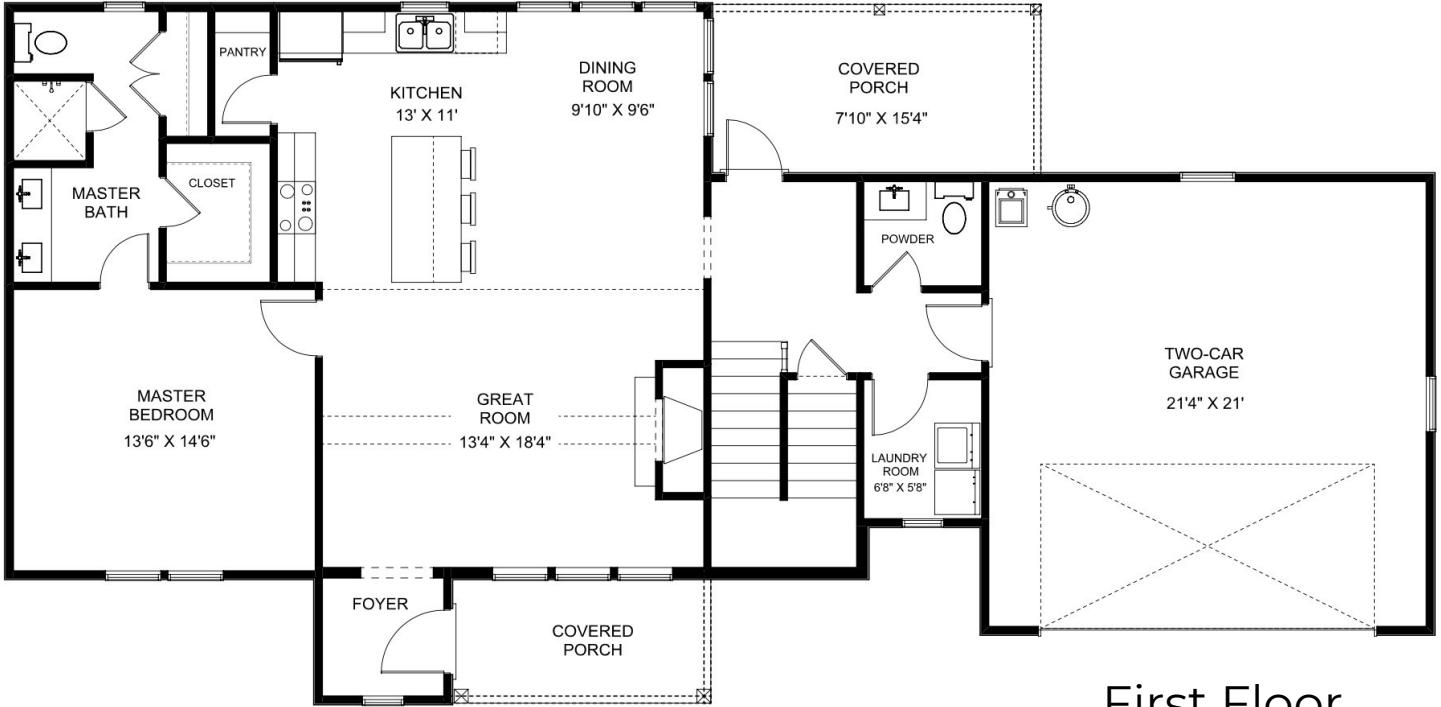
Bedrooms

- All bedrooms will have ceiling fans

The exterior color schemes for the community have been thoughtfully selected by our Design Team. Scan the QR code to see the designated floor plan and color scheme for each lot.

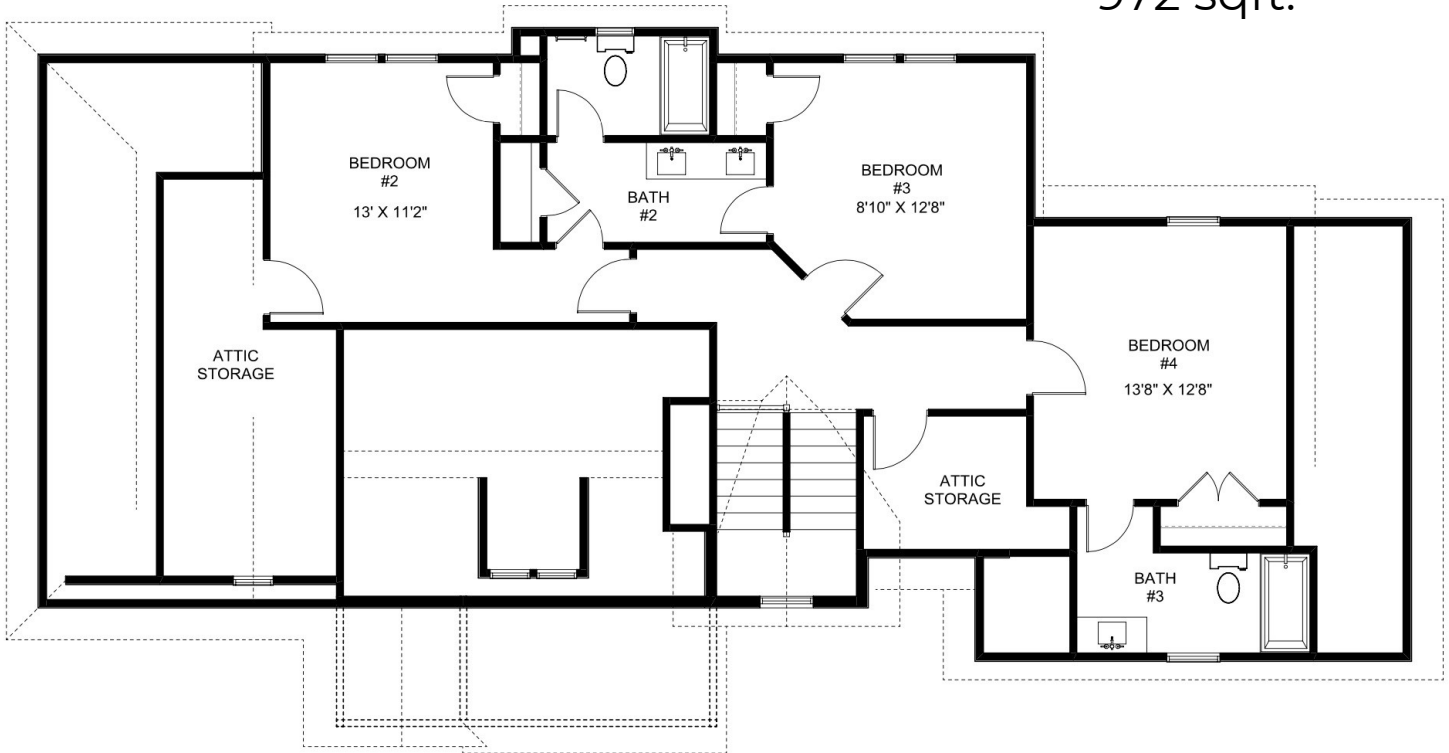


MAIN LEVEL



First Floor
1,225 sqft.

UPPER LEVEL



Second Floor
972 sqft.

Chelsea Ridge NORTH



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