



SENTRY ESTATES

INCLUDED
FEATURES

Exterior Detailing and Custom Features

- Raised Solid Foundation with Full Brick Skirt
- Fiber cement siding
- Upgraded Vinyl Cedar Shake siding (per plan)
- Maintenance Free wrapped cornice with vented vinyl soffit
- 30 year architectural shingles
- Covered front porch (per plan)
- Painted Smooth Finish fiberglass front door (per plan)
- Brushed nickel front handle set
- Exterior rear flood light
- 3 Exterior Weatherproof electrical outlets
- 2 Exterior water hose bibs
- Side personnel garage door (per plan)
- Graded and seeded yard (disturbed areas only)
- Kirbor designed Landscape package - front yard
- Septic System
- Well pump
- Water treatment system allowance (\$2,500.00)
- Gravel Driveway; Broom finished concrete garage pad
- Concrete walkway - to front porch
- Gutters and Downspouts (per plan)
- 8 Ft Tall Craftsman Style Garage door opener, keyless entry pad, and 2 remotes
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Custom Touches Inside Your Home

- 9' ceilings, first and second floors
- Smooth finish walls and ceilings (color options available)
- Vaulted or Tray ceilings (per plan)
- Propane Fireplace with gas logs, mantel, and tile surround (Propane tank not included) (Tile matches master bath)
- Stylish interior doors (Choice of styles)
- Brushed nickel door knobs
- Designer Two Piece Crown molding installed in formal areas of the home Foyer, Dining Room, and Master Bedroom
- Interior paint - Flat on walls and ceilings, 5 colors to choose from. Semi-gloss on all trim and doors, bright white
- Carpeted Stair with Oak Rails and White Balusters
- Engineered Hardwood Flooring in Foyer, Kitchen, and Breakfast
- Luxury Vinyl Plank Flooring in Laundry room, Kitchen, and Breakfast area
- Wall to Wall Carpeting with 8 lb. pad
- Pre-wire for surround sound in 1 location
- Pre-wire for fan/light/combo in Master Bedroom, Family Room, 3 remaining bedrooms
- Designer brushed nickel light fixtures
- Garage finished with drywall and painted
- Ventilated Closet Shelving
- Structured Wiring for phone, cable, high speed Internet (Central Distribution Hub Included)

CONTINUED ON BACK



TRULY LIVE™

This Feature sheet introduces you to the included specifications in your Kirbor Home. The elevation and floor plans contained herein are not to scale and are graphic illustrations for marketing and presentation purposes only. Printed colors may vary from actual materials. Rendering is Artist's conception and some features shown may be optional. Numerous upgrades are available. Actual floor plans and all materials may vary prior to or during construction. Kirbor Homes reserves the right to substitute materials and components of similar quality, and to change features, options, and architectural details without prior notice.

Accordingly, neither these materials, nor any communication made or given in connection with these materials, may be deemed to constitute any representation of warranty, contract or guarantee or may otherwise be relied upon by any person or entity unless conveyed in written form.



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Kitchen Features

- 42" kitchen cabinets with crown molding (choice of finishes and cabinet hardware)
- Granite kitchen countertops with under-mount stainless steel sink
- Delta® pull out spray faucet
- Kitchen island with granite top (per plan)
- GE® Appliance Package including 30" free standing electric range, dishwasher and microwave (stainless steel or black)
- Icemaker water supply to fridge
- Recessed lighting (per plan)

Exceptional Master Bath Details

- Comfort height vanities with dual sinks (per plan)
- Cultured marble countertops
- Ceramic tile shower walls with fiberglass pan and upgraded glass door
- Delta® faucets and tub fixtures (brushed nickel or chrome)
- Garden Soaking Tub or Free Standing Tub (per plan)
- Ceramic tile flooring
- Walk-in closet with ventilated shelving
- Elongated Toilet

Secondary Baths Include

- Comfort height vanities with dual sinks (per plan)
- Cultured marble countertops
- Easy maintenance fiberglass tub inserts
- Delta® faucets and tub fixtures (brushed nickel or chrome)
- Luxury Vinyl Plank Flooring

Energy Efficient Features

- Vinyl single hung thermal Low E glass tilt-in windows with screens
- LP Radiant barrier tech shield roof sheathing
- Upgraded synthetic radiant barrier shingle underlayment
- Insulation R-15 walls, R-38 ceilings
- Ridge vented roof
- 50 gallon electric hot water heater
- Insulated exterior doors
- HVAC system; Heat Pump dual zone or systems (per plan)

All homes HERS certified (High Energy Rating System)

See our KEE flyer for additional information

General Construction

- All subfloor upgraded to glued and screwed
- 2 X 4 exterior wall construction, 16" on center
- Cased windows
- All O.S.B. exterior sheathing
- Moisture barrier underlayment behind vinyl siding

Quality Assurance and Warranty

- Pre-drywall inspection
- Pre-settlement walk through
- In house Warranty and Customer Service Dept
- 60 Day post-closing Inspection
- 11 Month Post closing Inspection
- 1-year builder warranty
- 10-year structural warranty



KIRBOR
HOMES

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