

HP

HIGHBURY PARK

West Knoxville's newest community, convenient to Dining, Shopping, Lakes & Parks. Open floor plans available with many included features: stainless steel appliances, granite countertops throughout, tiled shower in master bathroom, carriage style garage doors, Kichler light fixtures, Delta faucets, Navien tankless water heater, plus many more. Numerous upgrades available. Zoned Bearden School District.

SPECIAL FEATURES & INCLUDED UPGRADES:

Appliances:

- Frigidaire Gallery 30" Over-the-Range Microwave/Hood Combination, stainless
- Frigidaire Gallery, Built-In Dishwasher, stainless
- Frigidaire Gallery Electric, Self-Cleaning, Slide-in Range, stainless

Bathrooms:

- Delta Linden Bath Fixtures – Brilliance Stainless or ORB Finish
 - 8" widespread faucet or single lever - Master Bath
 - 4" center-set or single lever faucet - Other Baths
- Comfort Height Toilets w/Elongated bowls & Raised Vanities
- Fiberglass Tub/Shower inserts per plan
- Ceramic Tile Master Shower w/Schleuter Trim, Soap Niche & Glass Shower Door
- Straight edge mirror over vanity, glued to wall, standard. Framed mirror over pedestal sinks.
- Blocking for future handrails

Cabinetry:

- Homecrest Arbor Maple flat panel, overlay doors, per plan
- Level 1 granite countertops w/straight edge
- Jeffrey Alexander Slade Cabinet hardware included

Electrical:

- Kichler interior & exterior lighting package
- 1 Floor Plug in Family Room
- Dual Jacks (television/phone/internet): Family Room, Master Bedroom & Bonus Room
- 2 Waterproof Receptacles – Front Porch & Rear of Home
- 2 Ceiling Fans – Master Bedroom & Family Room

Flooring:

- 3/8"x5" Engineered Hardwood in main level except Bedrooms
- Carpet with 8 lb. pad in all Bedrooms & Closets
- Ceramic Tile in all Bathrooms

Foundation/Exterior:

- Low Maintenance Brick Home with three sides vinyl
- 9'-0" Ceiling Height – main floor, 8'-0" Ceiling Height – second floor
- 5" Metal Gutters
- Board & Batten Vinyl Shutters



- 30-year Dimensional Roof Shingles
- Vinyl Siding & Shake-look Trim
- Navien Tankless Gas Water Heater
- Two Weatherproof Hose Bibs
- Mailbox & Address Numbers Provided

HVAC:

- Programmable Thermostats
- Natural Gas Furnace – main floor
- Heat Pump – second floor

Insulation:

- Walls: R-13 w/paperback vapor barrier, Floors: R-19, Open Knee Walls: R-13, Basement/Crawl: R-19
- Attic: R-38 Blown (flat areas), R-30 Batt (vaulted areas)
- Exposed Water Heater Pipes – Wrapped in Garage or Crawl Space
- Spray foam insulation around all exterior penetrations

Interior Trim & Door Hardware:

- Interior door hardware will be Satin Nickel or Oil Rubbed Bronze, Levers
- Privacy locks on all bath & bedroom doors, passage knobs on all other doors
- All exterior doors have single-cylinder handle sets w/lock & deadbolt, Oil Rubbed Bronze
- 5¼" Base w/Shoe Mold around Tile & Hardwood areas
- Picture frame jambed windows with 2¼" Door and Window Casing
- Board & Batten Trey Ceiling & Wainscot, per plan
- Wire Super-Slide Shelving - closets & laundry room

Kitchen:

- Crown Molding on Kitchen Cabinets
- Delta Leland Faucet w/sprayer in Arctic Stainless or Oil Rubbed Bronze
- Undermount 50/50 Stainless Steel Kitchen Sink
- ½ hp Badger Waste Disposal

Landscaping:

- Front & side yard landscaping & sod. Backyard – seed & straw.

Paint & Wall Finish:

- Flat Paint Finish & 1 Primer Coat - Interior & Garage Walls
- Semi-Gloss Paint Finish -Trim & Exterior Doors
- Exterior paint to match trim

Windows, Doors & Garage Door:

- Vinyl single-hung, tilt-in windows
- Screens on operating sashes
- Solid-Core 6'-8" Door from house to garage
- Hollow-Core, 6'-8" Interior Doors
- Fiberglass front door, 8'-0", ¾ view, 8 lite, painted
- Garage Door: Carriage Style, insulated, sectional doors w/door opener & two remote controls

HOMEOWNERS ASSOCIATION

- \$250/year which includes common area maintenance

CUSTOMER SATISFACTION

- Design assistance to guide your selection process
- Material & Appliance care instructions supplied
- Turner Concierge warranty service provided
- 2 month & 10 month warranty work schedule
- One-year builder's limited warranty on components and materials

*Builder reserves the right to make changes on the plans & specifications and to substitute material of similar quality without notice or prior obligation.

