

# BF

---

## BLACK FOREST

West Knoxville's newest community, convenient to Farragut & Hardin Valley, located on a beautiful 23 Acre wilderness preserve. Many floor plans available with standard features including stainless steel appliances, granite countertops throughout, tiled shower in master bathroom, carriage style garage doors, Kichler light fixtures, Delta faucets plus many more. Numerous upgrades available. Close to Turkey Creek and zoned Hardin Valley & Farragut school systems.

### **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 all baths
- Blocking for future handrails

#### **Cabinetry:**

- Homecrest Arbor Maple flat panel, overlay doors, per plan
- Level 1 Granite Countertops w/straight edge & Backsplash
- Jeffrey Alexander 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 All Brick Home
- 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
- Sprayed 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 (EC610) 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 of detention basin, 23 Acre wilderness preserve and sidewalks.

**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.

