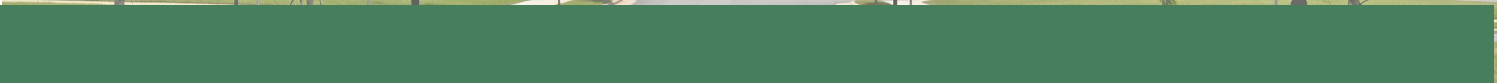




WELDEN VILLAGE



WELCOME TO WELDEN

Developed by Arden Homes, Welden Village is located in a quaint country setting within the Heart of the Triad. With an excellent school system, Welden Village also features robust local shopping and entertainment venues just around the corner. With its proximity in the Piedmont Triad, Welden has a larger metropolitan region for employment, higher education, extensive cultural experiences, and additional recreational amenities. Kernersville is a thriving community that has all the conveniences of larger surrounding cities while still maintaining authentic small town charm.

EASTOVER PARK HOMES STARTING FROM THE MID \$300S

Our homesites encompass vernacular architecture, historic character, attention to detail. Small town charm with front porch style.

HOMEOWNER'S ASSOCIATION DUES & COVERAGE

The Welden Village Property Owners Association dues are \$66 per month. This covers use of common areas, such as Hammock Park, our dog park and other squares, parks and trails. There are several active clubs in Welden Village that members may participate in as well, including a garden club and a holiday committee. The use of and reduced class fees at Kernersville Family YMCA and group fitness classes at the Cone Health MedCenter Kernersville wellness facility is also provided.

UTILITIES

City of Winston-Salem Revenue Division (Water)

Duke Energy

Piedmont Natural Gas





EMILY DUNLAP, BROKER/REALTOR®
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Emily.Dunlap@bhhs Carolinas.com



BERKSHIRE HATHAWAY
HomeServices
Carolinas Realty

Development plans, site plans and renderings are conceptual. All features, specifications and amenities contained herein are illustrative only, and are subject to change at any time.

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Available Floor Plans with an Alley Facing Garage



BARTON

2 Story • 2,178 Sq. Ft.

3 Bedrooms | 2.5 Bathrooms

Main Level Master

Floor Plan Options Include:

- Owner's Suite Extension
- 4th Bedroom



BESSEMER

2 Story • 2,634 Sq. Ft.

4 Bedrooms | 2.5 Bathrooms

Main Level Master, 2nd Story Loft

Floor Plan Options Include:

- 5th Bedroom



SHERROD

1.5 Story • 2,470 Sq. Ft.

3 Bedrooms | 2.5 Bathrooms

Main Level Master, Bonus Room

Floor Plan Options Include:

- Accessible 1st Floor
- 4th Bedroom
- Work Room



BROOKS

2 Story • 2,259 Sq. Ft.

3 Bedrooms | 2.5 Bathrooms

Main Level Master

Floor Plan Options Include:

- 4th Bedroom
- Sunroom

Available Floor Plans with an Alley Facing Garage



RUNNYMEDE

2 Story • 2,654 Sq. Ft.
4 Bedrooms | 2.5 Bathrooms
Main Level Master
2nd Story Loft



GLENWOOD

2 Story • 2,302 Sq. Ft.
3 Bedrooms | 2.5 Bathrooms
2nd Story Master & Loft
Floor Plan Options Include:

- Work Room



GALWAY

2 Story • 2,016 Sq. Ft.
3 Bedrooms | 2.5 Bathrooms
Main Level Master
Floor Plan Options Include:

- Gourmet Kitchen



LYNWOOD

2 Story • 2,222 Sq. Ft.
3 Bedrooms | 2.5 Bathrooms
Main Level Master & 2nd Story Loft
Floor Plan Options Include:

- Gourmet Kitchen
- 3rd Bathroom



Eastover Park – Standard Selections

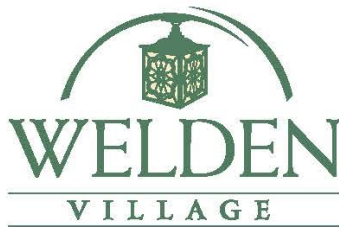
Exterior Finishes

- ❖ **Foundation** – Raised Brick/Concrete Slab w/ Choice of General Shale Brick Color
- ❖ **Siding** – Allura Primed Fiber Cement
- ❖ **Board & Batten & Smooth Board Siding** – Allura Primed Fiber Cement
- ❖ **Shakes** – Vinyl – Foundry – Traditional or Weathered Collection
- ❖ **Soffits** – General Pacific Double 5” Vinyl
- ❖ **Fascia & Garage Door Trim** – PVC Coated Aluminum
- ❖ **Corner & Frieze Boards** – Miratec Trim
- ❖ **Shutters** – Fypon Raised Panel or Board & Batten
- ❖ **Gable Brackets & Accents** – Fypon – Per Plan
- ❖ **Porch Ceilings** – General Pacific Double 5” Vinyl
- ❖ **Exterior Paint** – Choice of Sherwin Williams Custom Scheme
- ❖ **Front Porch Railings** – Painted Fir – Per Code Requirement Only – *Otherwise Optional
- ❖ **Roofing** – GAF – Timberline – Architectural – Choice of Color: Charcoal, Weathered Wood, or Pewter Gray
- ❖ **Windows** – Ply Gem – 1500 – White – Single Hung – SDL Front – GBG Sides & Rear
- ❖ **Exterior Window Trim** – Front of House Only (Per Plan). All Sides if on Corner Lot (1x4 Trim w/Sill).
- ❖ **Exterior Doors** – Front Doors – Smooth Fiberglass (Per Plan) Patio Doors – Smooth Fiberglass (Per Plan) *Optional Garage Service Door – Steel
- ❖ **Garage Door** – Amarr – Hillcrest 1000 w/ Blue Ridge Hardware
- ❖ **Concrete Flatwork (Sidewalks, Driveway)** – Concrete (Brushed Finish)
- ❖ **Landscaping** – Package 1 on Front Load Garage Plans – Package 1 w/ Full Sod on Alley Fed Garage Plans

Plumbing

- ❖ **Lavatory Fixtures** – Moen – Eva or Brantford – Chrome
- ❖ **Kitchen Sink Fixture** – Moen – Brantford 7581C – Chrome
- ❖ **Tub/Shower Fixture** – Moen – Eva or Brantford – Chrome
- ❖ **Garden Tub Fixture** – Moen – Eva or Brantford – Chrome
- ❖ **Hot Water Heater** – American 50 Gallon Gas Direct Vent
- ❖ **Pedestal Sink (Per Plan)** – Gerber – Logan Square (22-555)
- ❖ **Water Closets** – Mansfield – Elongated Standard height – White
- ❖ **Water Lines** – Pex Water Lines
- ❖ **Kitchen Sink** – 18 Gauge Stainless Steel Undermount w/ Choice of: 50/50 Two Bowl or 60/40 Two Bowl
- ❖ **Master Bathroom Shower** – Florestone Acrylic Pan w/ LVL 1 Ceramic Tile Walls w/ & Single Shampoo Niche. Shower Size Per Plan
- ❖ **Tub/Showers** – Aquatic Everyday – 1 Piece Fiberglass
- ❖ **Garden Tub** – Aquatic – 60”x42” – Fiberglass





Eastover Park – Standard Selections

Heating & Air Conditioning

- ❖ Gas Furnace – Trane 80% Gas
- ❖ Air Conditioning Unit – Trane XR16 – 16 Seer
 - Plans w/ 2 Systems will have Trane XR16 Heat Pumps Upstairs
- ❖ Thermostat – Honeywell Digital
- ❖ Ductwork – Sealed & Tested

Electrical/Lighting

- ❖ Interior Light Fixtures – Choice of the Following Progress Lighting Fixture Packages: Alexa, North Park, Cascadia
- ❖ Exterior Light Fixtures – Progress Lighting – Maison Series
- ❖ Switch & Outlet Covers – Standard – White – No Dimmers
- ❖ Cable Outlets – 2 in Great Room, 1 Per Guest Bedrooms, 2 in Master Bedroom, and 1 in Loft.
- ❖ Great Room Ceiling Fan – Progress Lighting – AirPro Ceiling Fan
- ❖ Loft/Master Bedroom Ceiling Fans – Progress Lighting – AirPro Ceiling Fan
- ❖ Ceiling Fan Prewires – In Bedrooms
- ❖ Can Lights – 5-7 in Kitchen Ceiling, Over Tubs/Showers as necessary
- ❖ Wall Conduit – Installed Over Fireplace to Run AV Cables in Wall

Interior Finishes

- ❖ Interior Doors – choice of Door Style (6 Panel Textured, 2 Panel Square Top, 2 Panel Arch Top, Cheyenne Beaded 2 Panel, Roman 2 Panel, & 4 Panel Smooth) – All Hollow Core
- ❖ Interior Door Hardware – Better Home Products – Noe Valley – Brushed Nickel
- ❖ Front Door Handle Set – Better Home products – Van Ness – Brushed Nickel
- ❖ Cabinets (Kitchen & Bath) – Marsh Kitchens – Level 1 – Stained Finish
- ❖ Granite Kitchen Countertops – Granite – Level 1
- ❖ Vanity Bathroom Tops – Granite – Level 1 w/ Undermount White Porcelain Sink Bowls (Rectangular or Oval)
- ❖ Standard Countertop Edge Profile – Pencil Edge
- ❖ Shower Doors (Only Master Bathroom) – Coral – Semi-Frameless – Brushed Nickel – Clear Glass
- ❖ Bath Accessories – Better Home Products – Miraloma Park – Brushed Nickel
- ❖ Wall Paint – Sherwin Williams Flat w/ Choice of: Agreeable Gray, Worldly Gray, Accessible Beige, Shoji White, Alabaster, or Botany Beige
- ❖ Ceiling Paint – Sherwin Williams – Bright Ceiling White Flat
- ❖ Trim Paint – Sherwin Williams – Semi-Gloss – Color Choices Per Wall Paint Scheme
- ❖ Closet Shelving – Ventilated White Wire Shelving
- ❖ Kitchen Backsplash – LVL 2 – Subway Tile or Tumbled Stone

FIREPLACES ARE OPTIONAL





Eastover Park – Standard Selections

Craftsman Inspired Trim Package

- ❖ Baseboard – 1x6
- ❖ Door Casing – 1x4
- ❖ Window Trim – Stool on Bottom w/ 1x4 Casing
- ❖ Crown Molding – 3 ¼”
- ❖ Stairwell – Carpeted Pine Box
- ❖ Newel Posts – F4175 Poplar
- ❖ Handrail – 6010 Plowed Oak
- ❖ Balusters – 1 ¼” Painted Wood Square

Floor Coverings

- ❖ Hardwood (Foyer, Great Room, Kitchen, Dining, Breakfast, Powder) – Elegance or Capella – Choice of Color
- ❖ Ceramic Tile (Baths, Laundry, & Mud Room) *Straight or Running Bond Pattern – Level 1
- ❖ Carpet (Bedrooms, Stairs, hallway, Loft Study) – Shaw – Graystone – Level 1
- ❖ Carpet Pad – 6lb. – Up 1

Appliances

- ❖ Appliance Package – G.E. – Upscale 1 Stainless Steel
- ❖ Dishwasher – G.E. – GDF530PS
- ❖ Disposal (1/3 HP) – G.E. – GFC525
- ❖ Microwave – G.E. – JVM6175S
- ❖ Range – G.E. – JB655S

“Behind The Walls”

- ❖ Wall Framing – Primary 2x4 Walls – 2x6 Where Specified on Plans *16” on Center
- ❖ Floor Joists – Boise Cascade Engineered Wood I-Joists *19.2” On Center, *14” Depth
- ❖ Insulation - *Batt in Walls, *Blown Fiber Glass in Ceilings, *Caulked Studs & Electrical Boxes
- ❖ Roof Trusses – Engineered Pre-Fabricated Wood Trusses
- ❖ House Wrap – Typar

*Subject to Change. Updated 3-27-19.



EASTOVER PARK

ESTD 2016

WELDEN VILLAGE



Map is for illustrative purposes only. Actual site conditions may vary and lot sizes, dimensions and layout are subject to change without notice. 9.17.18

Meet the Team



"My labradoodle, 'Brooks' is more spoiled than most humans, but he

Emily Dunlap

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"As a member of the Sales Team and a Resident I can work and play in Welden Village. It is the best of both worlds!"

Raymond Scott

336.413.0431

Raymond.Scott@bhhsyostandlittle.com



"As a 22-year resident of Forsyth county, I am passionate about our growing community. I am the proud mom of two boys, four cats, two dogs, and two rambunctious parakeets!"

Laura Blackwell

336.407.6850

Laura.Blackwell@bhhs Carolinas.com



"I am a mommy to 2 crazy little boys! They keep me on my toes and there is always a new adventure around the corner. Call me to talk about starting your new adventure!"

Bethany Moore

336.462.5415

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