



# Kinsley Estates

*building memories that last for evermore*

## STANDARD FEATURES at KINSLEY ESTATES

### BY HOUR HOMES AT FOREST VIEW, INC.

#### Interior Appointments

- Nine Foot ceilings on 3 levels\*
- LVP flooring in foyer, kitchen & powder room
- Wall to wall carpet with 6 pound padding in bedrooms, DR, LR, Rec Room, staircases
- 400 amp electric service
- Interconnected smoke alarm on each floor and bedroom
- Washer and dryer hookup
- Fully finished basement with full bath
- Colonial Trim package with crown molding in foyer, LR, DR, chair rail in DR. Classique doors
- Flair brushed nickel handles on all doors
- Luxurious master baths with shower, tile floor, private toilet area, double sinks
- 6" x 6" ceramic tile on floor and walls of master bath, laundry room & shower surrounds of secondary and basement bath
- Stainless faucets in kitchen and baths
- Wood shelves and rods in closets
- 50 gallon electric hot water heater
- TRANE HVAC system with programable digital thermostat
- 8 low voltage outlet locations (CAT5, RG6 or ethernet outlets). Customer preferred locations
- Elongated Toilets

#### Kitchen

- 42" Aristokraft, flat panel, stained wood cabinets with crown molding and hardware
- Level A Granite counters with stainless steel under-mount sink with garbage disposal in Kitchen
- Whirlpool brand appliances—Stainless steel
- Range/Oven combo (per plan)
- 30" range with ceramic glass electric cooktop (per plan) /36" on Kitchen C only
- 25 cf s/s refrigerator with water and ice in door
- Dishwasher, microwave, double ovens (per plan)
- Recessed lighting

#### Exterior Appointments

- Black widows and gutters on fronts and end unit sides / Black garage doors with windows
- Black metal awnings
- Black trim on front (per plan)
- Metal accents (per plan)
- Front door with window
- Beaded siding
- Stone façade on main level front
- Professionally designed landscape package
- Garage door opener
- Public water and sewer
- Fully sodded front and rear yards
- Full asphalt driveways & concrete leadwalks
- Garage interior drywalled and taped
- Front and rear hose bibs and exterior electric outlets
- Low-E glass, single hung vinyl windows
- Keypad Deadbolt on front entry door
- 18" thick custom designed & built engineered floor trusses
- 2' x 6' exterior wall construction
- All homes built on foundation and slab
- Verizon FIO internet
- Walking distance to Stafford Hospital, county buildings, Stafford County Schools & shopping

#### Stafford County Schools

#### Designated for Kinsley Estates\*\*

1. Stafford Elementary
2. Stafford Middle
3. Brooke Point High

\*Loft option 8' ceilings only

\*\*Schools are subject to change without notice. Please review Stafford School board website for updates

**BASE PRICE \$699,900**

*\*Sales event rules and conditions: For advertised options and closing costs assistance, purchasers must finance mortgage with our preferred lender. Incentive is subject to withdraw at any time without notice.*

*Square footages listed are approximate. Features subject to change without notice. 12/22/2024*