



The
KEMP HOMES Co.
A Legacy of Design, Quality & Value

Ridgepointe Terrace

Signature Features for Ridgepointe Terrace

The Kemp Homes Company is legendary for providing impeccable design, luxury benefits and construction integrity for generations of homeowners. The features and specifications built-in to every home are carefully selected for their enduring style, ease of maintenance and user value. This quality is backed by the stability and security of The Kemp Homes Company name. We've been winning national and local design awards for over 60 years, and our legacy continues.

Inside Your Home . . .

- 9' Ceilings on First Floor
- 2-Panel Doors with Colonial Casing
- 3 1/4" Base
- Wood Sill with Apron Trim on All Windows
- Walk-in Closets, per Plan
- First Floor Laundry (Per Plan) with Electric Dryer
Hook-up Vented to Exterior
- Convenient Wire Storage Shelf Over Washer & Dryer
- 2 RG-6 TV Prewires
- 2 Category 5 Phone Prewires
- Generous \$750 Lighting Allowance
- Drywall, Screwed and Nailed as Required
- Two Coats Interior Paint, Smooth Finish Walls
- Sand Swirl Ceilings
- Hardwood Entry Floor
- Quality, Stain-resistant Carpeting in Array of Colors
- Ventilated Closet Shelving
- No Wax Vinyl Floor in All Baths
- Lever Handle Hardware Throughout
- Garage Door Openers with 2 Remotes

Your Kitchen . . .

- 42" Wall Cabinets
- Hardwood Floors in Kitchen & Breakfast Room
- Granite Countertops
- Quality Aristokraft Cabinetry
- Large Breakfast Room, per Plan
- Quality Whirlpool Appliances
- Self-cleaning Oven with Smooth Top Electric Range
- Built-in Microwave Hood Combo
- Energy Efficient Dishwasher
- Spacious Built-in Pantry, per Plan
- Double-Bowl Stainless Steel Sink
- Moen Chrome Single Lever Faucet
- 1/2 Horsepower Disposal
- No-wax Vinyl Flooring in Laundry

Your Master Bath . . .

- Double-Bowl Vanities, per Plan
- Furniture Quality Cabinetry
- Cultured Marble Vanity Tops
- 42" High Vanity Mirror
- Linen Closet per Plan
- No Wax Vinyl Floor

Outside Your Home . . .

- Fully Sodded Lot in Disturbed Areas
- Private Lawn Irrigation System with Electronic Control
- Permanent Address Marker
- 2 or 3 Car Garage, per Plan and Lot
- Embossed Steel Panel Garage Door
- Luxurious Oversized Brick and Natural Stone Elevations
- Upgraded Low Maintenance Vinyl Siding
- Aluminum Porch Posts, per Plan
- Baked-on Enamel Gutters & Downspouts
- Full Sidelight Window at Front Entry, per Plan
- Insulated Vinyl Low E Windows with Tilt In Bottom Sash
- Two Exterior Freezeproof Hose Bibs
- Two Exterior 110V GFI Weatherproof Receptacles
- Prefinished Shutters, per Elevation
- Window Grilles in Front Windows per Elevation
- Enclosed Soffit & Fascia
- Concrete Driveways, Walks
- Splash Blocks at all Downspouts
- Mailbox
- Generous \$750 Landscaping Allowance

Energy & Construction Advantages . . .

- R-38 Blown Ceiling Insulation
- R-13 Insulated Sidewalls
- Insulated Foundation Walls
- Bandboard Insulation
- Full Height Foundation Pour
- 3/4" Subfloor Glued & Nailed
- 7/16" OSB Roof Sheathing
- 30 Year Architectural Shingle with Full Felt Underlayment
- 6' Wide Vinyl Insulated Patio Doors with Screen, per Plan
- AdvanTech Zip System Exterior Sheathing Panels with
Integral Vapor Barrier
- Energy-Efficient Gas-Fired Central Heating System
- Energy-Efficient, Electric 13 S.E.E.R. Air Conditioner
- Interior Hydra Channel Drain Tile System
- Entry Door with Adjustable Threshold
- 200 Amp Circuit Breakers
- Copper Wiring
- Water Outlet in Basement
- 50 Gal. Water Heater
- Enrolled in 5 Year Homeowner Electrical Protection Plan
- PEX Water Supply Line
- Rubberized Foundation Waterproofing System with
10 year Manufacturers Warranty
- TJI "Silent Floor" Joist System

For Your Safety & Security . . .

- Interconnected Smoke Alarm System, Alarm for Each Floor & Bedroom
- Ground Fault Interrupters (GFI's) in Kitchen, Garage & Baths
- Dead Bolt on Front Door

Personalizing Your Home . . .

- To make Your Home uniquely Yours we've included an array of the **Most Popular Optional Features**

Optional Architectural Features . . .

- Crown Moulding
- Window Casing
- Hardwood, Ceramic Tile & Specialized Flooring Available
- Bookcases
- Direct Vent Gas Fireplaces
- 8 Ft 10 In Basement Pour
- Bay Windows
- Lower Level Finishes, per Plan
- Wet Bars
- Arched Door Openings with Flanking Columns
- Crown & Chair Moldings
- Painted and Stained Colonial Staircase
- Vaulted, Coffered or Tray Ceilings
- Transom Windows & Doors
- Stained Glass Front Doors & Sidelights
- Dormers per Elevation
- Optional Garage Door Windows
- Insulated Garage Doors
- Coach Lights at Garage
- Cedar Deck
- Concrete Patios
- Upgrade to Traditional Rail & Ballusters or Iron Spindles at Staircase
- Turret Bay (Select Plans & Elevations)

Optional Bathroom Features . . .

- Whirlpool Tubs
- Brass or Specialized Plumbing Fixtures
- Specialized Flooring
- Additional Baths
- Optional Luxury Master Bath per Plan

Optional Kitchen Features. . .

- Custom Appliance Colors
- Gas Appliances
- Specialized Flooring
- Glass Cabinet Doors
- Under Cabinet Lights
- Cast Iron Sinks
- Island with Counter-seating

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Visit our website @ www.kemphomes.com

A principal in the ownership entity is a licensed real estate broker but is not involved in any of the brokerage transactions.

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