



Kemp Signature Homes 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 Signature Homes name. We've been winning national and local design awards for over 67 years, and our legacy continues.

### The "Huntington" w/Bonus Room – 5,189 sqft

**Sale Price: \$2,099,000**

#### Kemp Signature Features

- Centricity's 1-Year Workmanship, Material, and Systems Warranty, and 10 - Year Major Structural Defect Warranty
- 5-year homeowner electrical protection plan
- Full landscape package including plantings, trees and fully sodded yard (in disturbed areas only) <sup>1</sup>
- Lawn irrigation system with electric control and rain sensor (to service grass and bed areas only)
- "Smart Home" Package
- BEAM Central Vacuum

- Aluminum gutters and downspouts with baked enamel finish and splash-blocks at downspouts
- Delden Steel insulated – "Vintage" style Garage doors with 8' tall openings, recessed panel, and standard finish.
- Lift-Master Operators with 2 transmitters for each unit
- Painted or stained shutters on elevations (per plan)
- Stormwater BMP device - Includes piping of specified downspouts to an underground water collection facility, per the approved Site Plan

#### Outside Your Home

- Pella Advanced Low-E 450 Series casement windows – Black exterior and White interior
  - InsulShield® Low-E insulating double-pane glass
  - Solid color frames with grilles between the glass
  - Screens for all operable windows
  - Satin Nickel Finish
- 8' Mahogany front door (sizes vary per plan) with hardware and deadbolt
- GAF Timberline Natural Shadow over #15 felt paper with ice and water shield at eaves, and valleys per code with drip edge
- Brick/stone/stucco/ and siding elevations per plan with stone address marker
- James Hardie fiber cement horizontal, vertical, straight edge shake shingle siding (per plan) and soffit and fascia trim in pre-finished ColorPlus technology.
- Exterior Ceilings in James Hardie fiber cement board and batten.
- 60" Copula with copper roof

#### Construction Advantages

- Floor sheathing to be 23/32" Advantech 23/22" T&G floor sheathing nailed and glued
- TJI "Silent Floor" joist system
- Advantech ZIP system wall sheathing with integral vapor barrier
- 7/16 OSB roof sheathing with H-clips
- 8-10" basement pour (9' pour)
- Rubberized foundation waterproofing system with 10-year manufacturer's warranty
- Decorative rock window well(s) in basement (determined per plan and lot conditions)
- Interior "Hydra-Channel" drain tile system tied to sump bucket(s)

#### Interior Features

- 10' First Floor and 9' Second Floor (certain ceiling height areas may vary by room and plan)
- 12' Great Room ceilings
- Tray ceiling in Dining Room
- Coffered Ceiling in Master Bedroom
- Vaulted Ceiling in Master Bathroom

Builder reserves the right to make changes to floorplans, elevations, prices, and specifications without notice. A principal in the ownership entity is a licensed real estate broker but not involved in any of the brokerage transactions. 1/15/19



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# Georgian Acres

- 1/2" drywall, screwed and nailed as required with Level-4 finish
- Basement ceilings drywalled and fire-taped per code
- Decorative ceiling treatments (per plan)
- Metal insulated garage service door with 20 - minute fire-rating and hardware.
- Custom closet shelving allowance \$7,000 (Master Bedroom and Pantry)
- Tight mesh wire shelving in all secondary closets
- Interior Paint
  - 2- Coats interior Paint with smooth finish walls
  - Choice of 3 paint colors (ceiling, walls, and millwork) <sup>2</sup>
- Cabinet hardware allowance of \$1,500
- Backsplash Allowance of \$3,000 for Kitchen and Wetbar

## Millwork and Interior Trim

- Base boards Metrie 7- 1/4" CFF2B2PMD in paint grade material.
- Casing: Metrie 4-1/4" CFF2C2PMD in paint grade material
- Cased openings on First Floor (per plan)
- Windows shall be cased on 3-sides and receive wood sills and apron
- Crown mould: Metrie 7-1/4" 32242CRM in paint grade material:
  - Master Bathroom (perimeter)
  - Dining Room (tray and perimeter)
  - Study (perimeter)
  - Foyer/Gallery/Hall
  - Powder Room
- Study – Wainscoting: A 2-Panel full wall wainscoting shall be applied to the perimeter walls of the Study and finish painted. The wainscoting shall consist of a chair rail (Metrie CFF2L1PMD) and panel mould (Metrie CFF2P1PMD).
- Dining Room – Wainscoting: A 48" paint grade wainscoting shall be installed. The wainscoting shall consist of the same components listed above.

- Great Room - Box Beams: An 8" x 8" box beam ceiling treatment shall be installed with 1" paint grade material and shall receive 4-5/8" crown mould in each box (#47M).
- Window Seats: Window seats shall be in 5/4" MDF and finish painted with sill out of casing material.
- Ship Lap treatment installed in Powder Room
- Cubbies – Field-built and finish painted per plan
- Staircases
  - Open staircase with oak treads, oak handrail, and oak box newel post.
  - Wrought Iron spindles with 3 per tread, spaced evenly of each other.
  - Stained skirt boards and risers.
- Interior doors: Masonite "Heritage" solid-core doors in Logan 2-panel style. The doors on the 1st floor shall be 8'0" and 7'0" at the 2nd Floor.
- All lockets and hinges shall be EMTEK "Egg Knob" with Rectangular Rosette in "Polished Chrome".

## Kitchen

- Décor Appliance Package
  - Dacor Modernist 42" Built-In French Door Fridge (DRF427500AP)
  - Dacor Modernist 48" SS gas Range top - 6 Burners & Griddle (DTT48M976LS)
  - Dacor Modernist 30" SS Double Oven with Pro-Style Handle (DOB30M977DS)
  - Dacor 24" Modernist Dishwasher in Stainless Steel (DDW24M999US)
  - Modern Air - 48" Professional Series Hood with 400CFM internal Blower
  - Sharp 24" Microwave Drawer in Stainless Steel (KB6524PS)
- Island - Dynasty Cabinets – Rory Door Style – Cherry – w/ Porch Swing Brushed Sepia Finish and soft close doors
- Perimeter – Kemper Echo Cabinets -Loretto Door Style – Maple – w/Alabaster Finish
- 3cm Category "C" granite (or quartz) countertops

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- Kohler Artifacts High Arc Spout Kitchen Faucet with ProMotion Technology - Includes Side Spray K99265-CP Sterling Kohler Whitehaven 35.69" Farmhouse Single Bowl Sink in White K-6488
- InSinkErator Badger 5XP ¾ HP Garbage Disposal with Chrome Air Switch

#### Butler's Pantry / Wet Bar

- Dynasty Cabinets – Rory Door Style – Cherry – w/ Porch Swing Brushed Sepia Finish and soft close doors 3cm Category "C" granite (or quartz) countertops
- U-Line 24" Wine Captain Model 1000 Series with Glass Front
- Kohler Artifacts 1.5 GPM Bar Faucet with Lever Handle K99267-CP
- Signature Copper Prato Drop In / Undermount Handcrafted Kitchen Hammered Nickel Prep Sink BDC-171508BRN

#### Powder Room

- Dynasty Cabinets – Rory Door Style – Cherry – w/ Riverbed Finish and soft close doors
- Kohler Devonshire Widespread Bathroom Faucet in Polished Chrome K394-4-CP Kohler Devonshire Single Post Round Towel Ring in Polished Chrome K-10557-CP Kohler Devonshire Double Post Spring-Loaded Tissue Holder in Polished Chrome K-10554-CP
- 3cm Category "C" granite (or quartz) vanity tops with backsplash
- Rectangular undermount porcelain sink in white
- Kohler Highline – Comfort Height 1.6 GPF Toilet with Elongated Bowl in White

#### Master Bathroom

- Dynasty Cabinets – Rory Door Style – Cherry – w/ Smokey Hills Finish and soft close doors
- Kohler 2 x Devonshire Widespread Bathroom Faucet in Polished Chrome K394-4-CP
- Kohler Devonshire Thermostatic Shower System with Single Function Shower Head, Hand

Shower, Rain Head, Diverter Valves, Valve Trims in Polished Chrome K-DEVONSHIRE-MS17S-4 3

- Kohler Devonshire Double Post Spring-Loaded Tissue Holder in Polished Chrome K-10554-CP
- Kohler Devonshire 24" Towel Bar in Polished Chrome K-10551-CP
- Kohler 2 x Devonshire Single Hook Robe Hook in Polished Chrome K-10557-CP
- Jacuzzi Celeste 67" Free Standing Soaking Tub
- Kohler Refina Floor Mounted Roman Tub Faucet with Built-In Diverter and Hand Shower in Polished Chrome K-T97334-4 / K-97342
- 3cm Category "C" granite (or quartz) vanity tops with backsplashes
- Rectangular undermount porcelain sinks in white
- 3/8" thick clear glass shower door and panels
- Sand and cement shower base with integral drain
- 3cm Category "C" granite (or quartz) shower curb and seat
- Kohler Highline – Comfort Height 1.6 GPF Toilet with Elongated Bowl in White

#### Secondary Bathrooms (Showers in Baths #3 and #4)

- Kemper Cabinets – Walcott – Slab drawer fronts in Maple with White finish
- 42" high mirrors over vanities
- 3cm Category "A" (or remnant) granite vanity tops with backsplashes
- Rectangular undermount porcelain sink(s) in white
- Kohler - Devonshire Single Hole Bathroom Faucet in Polished Chrome K-193-4
- Kohler Devonshire Double Post Spring-Loaded Tissue Holder in Polished Chrome K-10554-CP
- Kohler Devonshire 24" Towel Bar in Polished Chrome K-10551-CP
- Kohler Devonshire Double Post Spring-Loaded Tissue Holder in Polished Chrome K-10554-CP
- Kohler Highline Comfort Height 1.6GPF Toilet with Elongated Bowl and Seat in White K-3979 / K-4636 Kohler

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- Devonshire Rite-Temp Shower Faucet Trim K-TS396-4 / K-8304-K
- Kohler Devonshire Tub and Shower Trim Package in Polished Chrome K-TS395-4E / K-8304-KS
- Acrylic Shower Bases in White
- Steel Tubs in White

#### Bonus Room Dry Bar

- U-Line 24" Refrigerator with Solid Door in Stainless Steel (1024RS-00A)
- Kemper Cabinets – Walcott – Slab drawer fronts in Maple with Morel finish
- 3cm Category "A" (or remnant) granite vanity tops with backsplashes

#### Laundry Room

- US Cabinet Depot – Shaker Drawer Front in Maple with Antique White finish
- 3cm Category "A" granite with backsplash(s)
- Kohler Forté Spray Kitchen Faucet - Includes Side Sprayer and Cover Plate K10413-CP
- Stainless Steel under-mount sink
- Space Saver hookup box for washer and dryer

#### Mudroom / Half Bath

- Kohler Devonshire Widespread Bathroom Faucet in Polished Chrome K394-4-CP
- Kohler Memoirs 24" Pedestal Fireclay Bathroom Sink in White K-2344-8  
Kohler P-Trap Assembly in Polished Chrome K-8998
- Kohler Pair 3/8" NPT Angle Supply with Stop in Polished Chrome K-7605-P
- Kohler Devonshire Widespread Bathroom Faucet in Polished Chrome K-394-4-CP
- Kohler Devonshire Single Post Round Towel Ring in Polished Chrome K-10557-CP
- Kohler Devonshire Double Post Spring-Loaded Tissue Holder in Polished Chrome K-10554-CP
- Kohler Highline Comfort Height 1.6GPF Toilet with Elongated Bowl and Seat in White K-3979 / K-4636

#### Flooring

- Job Finish 4" x ¾" job finish flooring, stained with 2 x coats of polyurethane applied. Wood flush mount registers included in all hardwood areas, which include: Foyer, 1<sup>st</sup> and 2<sup>nd</sup> Floor Hallways, Landings, Kitchen, Breakfast, Dining, Powder Room, Great Room, Gallery, and Study.
- Tile:
  - Master Bath – Floor Dal Tile 24" x 24" Diagonal Lay Florintine Collection – "Carrara" Unpolished
  - Master Bath – Shower Walls Dal Tile 12" x 24" Brick Lay Florintine Collection – "Carrara" Unpolished with picture frame chair rail on back wall.
  - Master Bath – Shower Floor Dal Tile 2" x 4" Straight Lay Florintine Collection – "Carrara" Unpolished
  - Mudroom / 1<sup>st</sup> and 2<sup>nd</sup> Floor Laundry / Half Bath - Interceramic 12" x 24" Straight Lay San Giulio Collection – "Piazza Silver"
  - Bathroom #2,3,4 – Floor Interceramic 16" x 16" Offset Lay Burano Collection – "Bianco Valetta"
  - Bathroom #2,3,4 – Wall Interceramic 12" x 24" Straight Lay with 2" x 4" Brick Mesh Accent Strips Burano Collection – "Bianco Valetta"
- Carpet –
  - Master Suite: Mohawk - "Bellemere" Over 7/16 8lb Re-Bond Pad
  - Secondary Floor: Shaw - Amplified Over 7/16 8lb Re-Bond Pad in all Bedrooms and Bedroom Closets.

#### Fireplaces

- Full back-to-back masonry fireplace in Great Room/Outdoor Room with 42" openings
- Gas log sets included for fireplace in Great Room
- Great Room Fireplace - Front and side stone surrounds to ceiling (with exterior stone

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selection) with raised hearth and 8" rough sawn fur beam mantle.

- Outdoor Living Room Fireplace – Combination of Brick/Stone face per elevation plan.
- Black metal vent/screen chimney cap.

#### Lighting / Electrical

- Lighting allowance of \$7,500
- Gas Lanterns at Front Porch
- 5" Can lighting throughout (per plan)
- Ground Fault Interrupters (GFI's) in Kitchen, Garage, Outdoor Locations, and Baths
- Interconnected smoke alarm system with alarm for each floor and bedroom
- 400 Ampere service to house with panel
- Copper wiring
- Ceiling Fans – M. Bedroom and Outdoor Room
- Decora rocker light switches in white

#### Smart Home and Networking

- 2 x Wi-Fi access points
- 8 port POE Ethernet switch to support hardwired connectivity,
- Wired router installed on shelf near main electric panel.
- Video Doorbell system with integrated intercom phone call system to homeowner's mobile device (Homeowner responsible for internet activation)

#### Low Voltage Wiring Infrastructure

- 10 x Wired locations to be used for TV, Network, or Phone connections.
- 1 x In-wall conduit for use with TV mounted over fireplace.
- 30" enclosure for wire maintenance at low voltage demarcation point in lower level

#### Energy Efficiency and HVAC

- R-14 Fiberglass batt insulation in exterior 2 x 4 walls

- R-19 Fiberglass batt insulation in exterior 2x6 above grade walls (includes garage)
- R-38 Blown insulation between ceilings and attic/roof spaces
- R-38 or R-38c insulation as needed where there is no access for blown insulation
- Top and bottom plates caulked
- Energy Efficient - Lenox, or equal, gas, 93% forced air furnaces
- Energy Efficient -13 S.E.E.R rated electric air conditioners
- Aprilaire humidifier on Main Floor furnace(s)
- Digital thermostats
- Exhaust fans in Bathrooms

#### Plumbing

- Gas to furnaces
- Gas to lanterns at Front Porch
- Gas to fireplaces
- Gas to cooktop
- 3 x Exterior hose bibs
- 2 x 50-gallon direct vent water heaters
- Floor drains (per plan)
- 1 x Sump bucket with pumps piped to exterior
- PEX water delivery system
- 3 – Piece underground rough-in plumbing for future bath/bar in Lower Level

#### Driveway / Sidewalks / Patio's

- Concrete driveway and walkways installed per the approved site plan.
- Walkways and Patios in Meramec exposed aggregate concrete.

#### Notes:

<sup>1</sup> Landscape plans shall be developed by Builder's approved contractor and approved by the City of Frontenac.

<sup>2</sup> Darker paint colors or finishes may highlight imperfections in walls and ceilings. Builder recommends using off white, grays, or beige colors in flat finish for walls and ceiling or upgrading to Level-5 drywall finish

Lower Level plans are optional and not included in base pricing

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