INCLUDED FEATURES

Brightwood at North River Ranch

EFFECTIVE: 11/07/2023

Distinctive Exterior Details

- Concrete masonry construction at first floor
- Monolithic concrete foundation with reinforced steel designed specifically for your homesite
- Fiber cement siding (per plan)
- Dimensional, fungus-resistant asphalt roof shingles with 30-yr. limited warranty
- Hurricane shutters for windows and glass doors
- Full front, back and side yards with St. Augustine sod and zone irrigation system
- Fully insulated raised-panel garage door
- Brick paver drive and walkway
- Designer-selected garage coach lights

Interior Craftsmanship

- PEX plumbing system
- Cable outlet pre-wiring at four locations of your choice
- Ventilated shelving
- Phone outlet pre-wiring at location of your choice
- Termite treatment
- Solid-surface window sills
- Ceiling fan pre-wiring (four locations per plan)
- 8-ft. ceilings (per plan)
- USB receptacle to conveniently charge your devices

Fine Finishes

- Front door hardware with dead bolt
- Textured walls and ceilings
- CRI™ Green Label Plus® certified polyester textured carpeting with cushion in multiple color choices
- Designer-selected LED fixtures
- Low-VOC interior paint in Alabaster
- 3.25-in. baseboards and 2.25-in. door casing
- **WaterSense®** labeled faucets
- 18x18 in. ceramic tile in multiple color choices at entry, kitchen, baths, laundry room and nook (per plan)

Kitchen

- Stainless steel appliances with 2-yr. warranty, including freestanding smooth-top, slide-in range, under-cabinet range hood and **ENERGY STAR® certified** built-in multicycle dishwasher
- 1/3 HP garbage disposal
- Birch recessed flat-panel cabinets with 30-in. uppers
- Laminate countertops and 4-in. backsplash with extensive color and style choices
- Dual-compartment stainless steel sink

Bathrooms

- Recessed-panel birch cabinets
- Extended dual-sink vanity at primary bath (per plan)
- Laminate countertops with extensive color and style choices
- Ultra low-flow toilets and **WaterSense®** labeled showerheads
- Tub/shower with fiberglass/polyresin surround at full baths
- Extended vanity with knee space at secondary baths (per plan)

Energy-Saving Features

- Our homes are designed to be **ENERGY STAR® certified**, delivering significant savings on utility bills when compared to used homes and supporting healthier indoor environments.
- Our **Energy Savings Comparison** demonstrates the lower monthly cost of homeownership possible with each KB home.
- Thermal Enclosure System: air sealing, quality insulation and high-performance windows to enhance comfort, reduce maintenance costs and help lower monthly utility bills
- Water Management System to help protect roofs, walls and foundations from water damage
- Radiant barrier sheathing to help reduce cooling costs by lowering attic temperatures by up to 30° F
- Exterior sheathing to provide greater resistance to moisture and air intrusion
- Heat-dispersing roof vents
- LED ceiling lights (per plan)
- 15 SEER HVAC system designed and installed to deliver more comfort, better moisture control, improved indoor air quality and quieter operation
- Replaceable premium air filter with MERV 13 rating
- Smart thermostat
- R-30 ceiling insulation
- 50-gal. hybrid electric water heater
- Low-E white vinyl insulated windows with screens

10-Year Limited Warranty

- Our dedicated customer service team is ready to help with any questions or home repair issues.

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