



Love Viridian - but need more space?

Move up to VIRIDIAN MANOR

Final Opportunities!

	<u>PRICE</u>	<u>NOW</u>
1117 Prairie Ridge Lane, Homesite 58-5 • 3,523 SF • Complete April Westover VI • 5 Bedroom, 5 Baths, Living, Gameroom, 2 Dining, 2 Story, 3 Car Tandem Garage	\$539,900*	\$523,900*
1105 Prairie Ridge Lane, Homesite 58-9 • 3,525 SF • Complete April Oakview III • 4 Bedroom, Study, 4.5 Baths, Living, Gameroom, Media Room, 2 Dining, 2 Story, 2 Car Garage	\$557,900*	\$541,900*
1028 Prairie Ridge Lane, Homesite 57-14 • 3,870 SF • Complete July Alden II • 4 Bedroom, Study, 4 Full Baths, 2 Half Baths, Living, Gameroom, Media Room, 2 Dining, 2 Story, 3 Car Garage	\$564,900*	

LISA SLOAN

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khov.com/dfw_viridianmanor

*Prices and availability subject to change. We are pledged to the letter and spirit of U.S. policy for the achievement of equal housing opportunity throughout the Nation. We encourage and support an affirmative advertising and marketing program in which there are no barriers to obtaining housing because of race, color, religion, sex, handicap, familial status, or national origin. See Sales Consultant for details. 04/21/17



Included FEATURES



VIRIDIAN MANOR • ARLINGTON

High Performance Energy Star® Features

- Amana® Distinctions™ 16 SEER high efficiency air conditioning system with 10 year limited parts warranty
- MERV 8 air filters to reduce allergens and improve air quality
- Air conditioning & heating system is designed for each home allowing for maximum efficiency
- Outside fresh air ventilation to maintain healthy indoor air quality
- Multiple air returns to maintain efficient airflow
- Honeywell® programmable thermostats
- Low E vinyl windows with manufacturer's 10 year limited warranty
- R-38 blown ceiling insulation
- R-13 wall insulation
- R-22 insulation in sloped ceilings
- R-10+ insulated interior attic stair cover
- Thermoply™ exterior sheathing to manage air infiltration & moisture
- Radiant barrier roof decking to reduce attic heat
- Foam sill seal below exterior wall plate to minimize air infiltration
- Poly seal at wall plates, doors, windows and attic to reduce air infiltration
- CFL (Compact Fluorescent Lamps) use approx. 75% less energy than incandescent bulbs
- ENERGY STAR® qualified dishwasher
- 50 gallon high efficiency gas water heater
- Every K. Hovnanian® home is individually inspected by a certified third-party to meet or exceed ENERGY STAR® 3.0 requirements

Foundation, Framing and Construction Techniques

- Professionally engineered post tension foundation designed for each home
- Trus Joist® Silent Floor® joist system with screwed & glued subflooring to minimize squeaks
- All drywall nailed & screwed to frame to prevent drywall defects
- Borate termite treatment system applied to first floor wall plate
- Zurn® PEX freeze tolerant plumbing system with manufacturer's 25 year warranty
- Taexx® Tubes in the Wall™ installed in all first floor perimeter and plumbing walls

Exterior Features & Landscaping

- CertainTeed® Landmark™ laminated shingles with limited lifetime warranty
- Cemplant® fiber cement siding & fascia with manufacturer's 25 year transferable warranty
- HardieSoffit® fiber cement vented soffit
- Distinctive buff color mortar
- 8' grooved knotty alder front entry door with decorative handleset
- Cedar clad garage doors with garage door opener
- Garage interior textured and painted
- Full guttering (gables, towers, turrets excluded)
- Textured rock salt finish lead walk, driveway and patio (per plan)
- Brick front porch
- Fully sodded yard
- Zoned irrigation system with rain/freeze sensor
- 6' pre-stained cedar or wood privacy fence trimmed and capped with metal posts and one gate

Gourmet Kitchen Features

- Granite countertops with ceramic tile backsplash
- 42" raised panel oak or knotty alder cabinetry with crown moulding
- Cabinet features including varying projections and cabinet heights (per plan)
- Cabinet above refrigerator
- Wood vent hood with GE® Monogram® 36" stainless steel vent
- Kitchen island with finished wood back
- GE® Stainless Steel Appliances:
 - 36" gas cooktop
 - 30" self-cleaning oven
 - Built-in microwave
 - Stainless Steel vent hood
 - ENERGY STAR® qualified dishwasher
- 1/2 horsepower food disposer
- Undermount stainless steel sink
- Moen® single lever pull out faucet with classic stainless steel finish



Included FEATURES

K. Hovnanian
Homes

Elegant Bath Features

- Choice of stained or painted custom cabinets in master bath
- Granite countertop in master bath with undermount sinks
- Cultured marble countertop with matte finish & integral sink in secondary baths
- Oversized drop-in soaking tub on ceramic tile deck in master bath
- Floor tile tub skirt, backsplash and shower walls in master bath
- Glass enclosed master shower with tile walls
- Ceramic tile shower floor in master bath
- Granite seat in master shower (per plan)
- Mirrors with beveled edge in master bath
- Framed mirror in master bath and powder bath
- Ceramic tile on shower walls in all secondary baths
- Moen brushed nickel plumbing fixtures in master, powder bath, and all secondary baths
- Elongated commodes in all baths

Interior Features

- Crown moulding in entry, formal areas, and family room
- 5-1/4" base board moulding on first floor
- Shoe box shelving in master closet (per plan)
- Two Panel Roman Smooth interior doors
- Kwikset satin nickel or venetian bronze door hardware with lever handles
- Painted cabinets above washer and dryer
- Ceramic tile flooring in kitchen/nook, master bath, powder bath, secondary baths and utility room

Luxury Living

- Choice of nailed down wood or ceramic tile flooring in foyer, entry hall, and family room
- Stain-resistant carpet with 6 lb. 1/2" pad
- Round sheetrock corners throughout home (excludes windows, closets & garages)
- Hearilator direct or top vent fireplace with stone and glass door
- Staircase with oak hand rail with wrought iron balusters and full oak starter step

Electrical, Technology and Safety Features

- White decora light switches
- Recessed air tight can lighting in kitchen and family room (per plan)
- All bedrooms blocked and pre-wired for ceiling fans
- Ceiling fans with light kit in master bedroom, family and gameroom (per plan)
- CAT 5 phone lines in 2 locations plus study, media room or learning centers (per plan)
- Pre-wired for television in 3 locations plus 1 dual video/CAT 5 phone combination drop
- Pre-wired for 5.1 surround sound in family room (per plan)
- Pre-wired 7.1 surround sound in media room (per plan)
- Smoke detectors with battery back-up
- Carbon monoxide detectors
- Home security system with one keypad

Personalized Service

- Professional interior design assistance through Design Gallery Ltd.
- Competitive financing through K. Hovnanian American Mortgage
- Customer plan review prior to construction
- Quality Inspection prior to closing
- Comprehensive New Home Orientation prior to closing
- Team service from Fair Land Title Company
- All K. Hovnanian homes are backed with 10-year national Home Builder Limited Warranty Program
- Peace of mind knowing you decided to work with a company who has been building homes since 1959

