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**Lot 12 – Kingsley expanded –1767sf -1.142 acres -\$274,950**

(expanded 202sf from previous models)

Drive-under garage included – (21'x20')

1767sf Basement –unfinished w/ rough-in bath

This fine home is the classic Country Ranch designed by award winning architect Frank Betz. Your home is built by Argabright Contractors – a Class A contractor serving Virginia since 1964.

Water is provided by Virginia Ridge Water Company, an independently owned public utility company. The water system installation has been inspected and approved by Bedford County PSA and includes 2 fire hydrants. A \$1,500 hook-up fee is due at closing to Virginia Ridge Water Company. Your onsite developer/builder, Argabright Contractors has provided and supervised the installation of the water system, road, and underground utilities. Electricity is provided by AEP to a 200-amp breaker box. Telephone service is provided by Verizon.

Structure – 3000psi steel reinforced concrete footers and foundation. Foundation waterproofing carries 10 year manufacture's warranty. Floor and roof trusses (9/12 pitch) have been engineered by Shoffner Industries. The sub floor is ¾" tongue and groove advantec board. All stud walls are built in place, no prefabrication in this quality built home. The house is wrapped with Dupont Tyvek house wrap on 7/16" Georgia Pacific OSB and Dow R-tuff. Natural rock is provided on the front gable and to grade around the foundation.

The great room, kitchen, foyer dining area and **master bedroom** ceilings have a **vaulted cathedral ceiling**. All other ceilings are 8' flat. A 6'x6' laundry room is included on the living level. The master suite includes a shower and soaker tub. Soaker tub has a ceramic tile surround.

Mechanical- 1" water line to home and ¾" interior main lines with commercial "L" type copper pipe in your home. Schedule 40 PVC drain lines are used. Plumbing fixtures include-Lasco fiberglass shower, Akers soaker tub, American Standard –Cadet line elongated toilets, Moen chateau line faucets, 8" stainless steel kitchen sink. The hot water heater is 50 gallon manufactured by A. O. Smith. HVAC -The main level is serviced by a 3 ton Carrier heat pump. Ductwork will be made of sheet metal and wrapped with 1 ½" insulation. Septic system will include a 1000 tank and is distributed through 5 – 54" deep 70' lines.

Windows are MW vinyl clad, double hung, insulated with panes hidden. Window returns are cased with painted wood jambs and sills. Screens are included. All exterior walls are insulated with 3 ½" R-13 Kraft faced insulation. The attic space is insulated with R-30 blown cellulose insulation

The shingles are Owens Corning - Architectural with a 25-year guarantee on 30# felt. The vinyl siding is Revere Amherst–Double Dutch 5". The 18' front country porch is supported decorative vinyl posts. Vinyl pickets are used on the front porch railing and the porch ceiling is finished with vinyl soffit material. The rear deck is 12'x14' built with pressure treated lumber.

Carpet is Cabin Crafts with stain control and scotchguard protection, manufactured by Shaw Industries. 4 lb – ½" bonded padding is used. Vega II vinyl flooring by Mannington is applied on ¼" teckly underlayment in kitchen and baths. Exterior Doors will be Therma-Tru insulated. Interior doors to be raised panel. The drive-in basement garage (21'x20') is plastered and includes a Foam Core II - 16'x 7' insulated garage door with raised panels and includes a ½ hp electric opener. Walls will be sand finished plaster, smooth in kitchen and baths. 1 coat latex paint on finished walls, and 2 coats on interior wood. Closets include closet storage organizers.

Range, microwave and dishwasher by GE are included. Cabinets are Raised panel Oak collection with concealed European hinges, manufactured by Aristokraft. Vanities provided match the kitchen cabinets and are finished with a marbled vanity top.

A 42" Superior gas fireplace is used. A 5' oak mantle with natural rock surround is included. A 42" wide concrete walk from the front porch to the gravel driveway will be poured.

**Wood flooring in Foyer, Great room, and Hall included**

Prices subject to change due to market conditions.

**Argabright Contractors, Inc**  
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For floor plans, or a personal tour, Contact [John McGreevey](mailto:jmcgreevey@aol.com) [jmcgreevey@aol.com](mailto:jmcgreevey@aol.com) by e-mail or call 800-356-5253