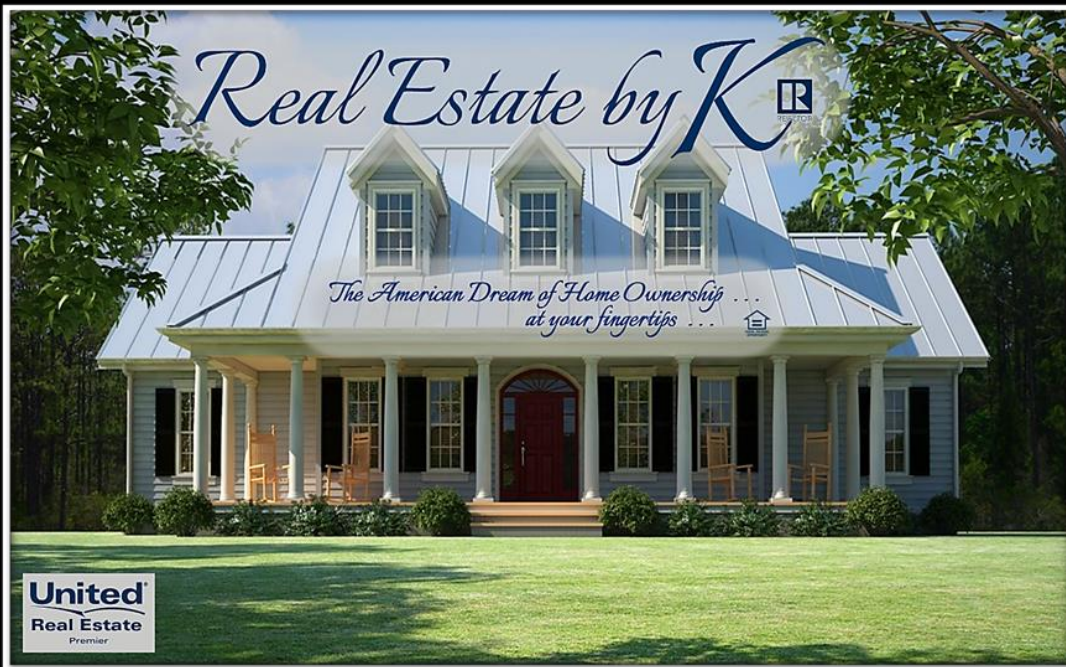


# PRODUCT GUIDE

Updated 9/26/2022



## "SPECIALIZING IN CUSTOM DESIGN"



*Real Estate by K LLC*

9204 Elys Ford Road

Fredericksburg, VA 22407

Office: 1-540-786-5020

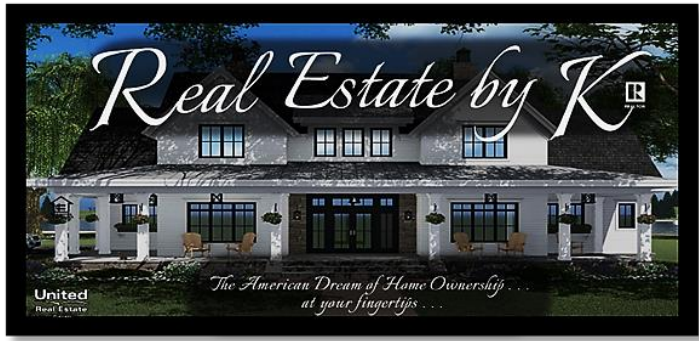
[www.realestatebyK.com](http://www.realestatebyK.com)

**\*\*Colors throughout this brochure are simulated. \*\***

**\*\*Consult product samples before making final selection. \*\***

**\*\*Some options may incur an additional cost. \*\***

Due to variation in computer monitors and printers, the color samples seen here may not exactly match the corresponding color.



## *the Landing at Little Hunting Run*

Thank you for your interest in the Landing at Little Hunting Run in the historic area of Chancellorsville Battlefield.

We purchased this 48+- acres, bordering the National Park Service's protected land, a few years ago with the vision of planting on our 7-acre meadow to create Sequeira Vineyards. My father, Dr. Scotten, a Professor of History, became intrigued with the historical significance of the land once owned by the Catherine Furnace Company and the Civil War battle that ensued on this part of Elys Ford Road.

My background is in community development, historic renovation/preservation, stick building, finance, and of course real estate. I began developing land in North Carolina in 2000, creating a beautiful 26 lot subdivision, selling out the first half, and expecting final subdivision Planning Board approval on the eve of September 11<sup>th</sup>, 2001. With the catastrophic events of *this date*, County offices were shut down, approvals tabled, and our area market was devastated. Thankfully the Jones Ferry Landing community remains beautifully maintained, covenants created still in place. In 2003 our family moved to Fredericksburg, Virginia after my best friend's husband was deployed.

When we moved to Spotsylvania County, I discovered that building departments preferred stick-builders to use truss systems. I questioned the integrity of stick-building part of a house and adding various engineered components to it. I researched and found a manufacturing plant that offered licensed builders an alternative to stick-truss building. I did not want to build a modular home.

I design a home for the land on which it sits and have those plan engineered. The manufacturing plant frames walls, sheaths, wires electrical fixtures, installs windows, insulates, applies drywall, provides chases for 2<sup>nd</sup> floor wiring and plumbing on-site, and wraps the house with Tyvek. The structures arrive on site in 6 to 8 sections (not necessarily bearing points) and our professional crew assembles those components on the foundation's sill plate and bearing basement walls. Recently the manufacturer added custom built cabinetry, quartz countertops, and upgraded carpeting to its choices in production at their facility.

Once the structure is in place and inspected, In the Landing at Little Hunting Run, Real Estate by K uses local contractors on-site to install Roofing, Flashing, Siding, Plumbing and HVAC systems, and all finish work. Our family-owned business, Jim's Plumbing and Gas, which has been operating for over 25 years, installs all plumbing and gas-fitting on-site. Our Electrician connects service and sets fixtures. Our flooring contractor installs select LVT or wood floors where specified. Attractive landscaping complementing the peaceful setting, completes our building process.

For further information contact our offices.

*Real Estate by K LLC*

**9204 Elys Ford Road  
Fredericksburg, VA 22407**

**Office: 1-540-786-5020**

**Email: [housesbyK@gmail.com](mailto:housesbyK@gmail.com)**

**[www.realestatebyK.com](http://www.realestatebyK.com)**

AFTER SITE DEVELOPMENT, PLANS ARE FINALIZED, CONSTRUCTION BEGINS WITH OUR ON-SITE CONSTRUCTION TEAM EXCAVATING THE NEW HOME SITE AND BUILDING THE FOUNDATION. WHILE OUR ON-SITE TEAM IS HARD AT WORK, OUR HOUSE BUILDING CONTINUES CONSTRUCTION IN A CONDITIONED PLANT.



The modular building process begins as soon as a builder presents Virginia Homes Building Systems with a concept. Our design team quickly creates a preliminary plan based on the information provided by the builder. That same information is entered into our sophisticated order entry and design system enabling us to design the structure, as well as produce an accurate estimate for the project. After the plans and order are approved by the builder, full detail drawings are produced and stamped by a third-party engineering agency (or the local inspection agency in the case of a four story or commercial structure). These plans are then used by the builder to secure a building permit.

Once the building permit has been secured by the builder, the engineering department at Virginia Homes Building Systems will begin the detailed production drawings that are used to construct the modules. Each module is an important part of the structure and will be combined with the other modules at the site to form a complete building.

Virginia Homes Building Systems uses state-of-the-art technology and the best industry practices throughout the entire construction process. The production process begins by constructing the floor system of the module. The floor system is built on a “jig” keeping it square and plumb. Once the floor system is complete the pre-constructed wall panels (also built on a jig) are added. The roof system is now ready to be set in place, thus completing the structure portion of the module. The electrical wiring and plumbing are inserted into the module both during the general construction of the structure and after the construction of the structure is complete. The exterior walls are then insulated and covered with sheathing.

Sanding and painting are next and in the final stages of production, items such custom cabinetry, fixtures, flooring, molding, and trim are installed. A final quality assurance inspection is performed to ensure the module is complete. After passing the final inspection the module is wrapped in a durable plastic to protect it against the elements and loaded onto a carrier in preparation for transporting it to the building site.

Modular construction is superior to site-built construction in many ways some of which include: the additional material used in building the structure, a controlled building environment, less waste and damage of materials, a rigid inspection process and the overall speed of the construction.

The building codes and materials used in modular construction are the same or more stringent than in site-built construction. We are confident that the structure produced in the VAHBS facility is stronger and more energy-efficient than most site-built structures.

## *REBK Features and Specifications*

- IRC - International Residential Code; National Electrical Code
- "State Adopted and Published Codes" as Required
- Category III Approved for VA/FHA/FMHA
- State Approved, Third Party Inspections & Approvals (PFS Corporation)
- Continuous On-Line Quality Control Inspections

### SITE PREP AND FOUNDATION

- Lot Clearing and gravel driveway to include 1 acre of land (includes septic and well site)
- Poured concrete footings and walk-out basement with 9' poured walls as specified

### CONSTRUCTION

- 2x10 floor joists @ 16" o.c. OR 12" o.c. (as specified)
- Southern yellow pine (SYP) double perimeter band joists
- 23/32" tongue and groove O.S.B. floor sheathing, glued and nailed
- 12/12 rafters @ 16" o.c. and 7/16" O.S.B. roof sheathing
- Shingle-over ridge vent (full ridge standard for proper venting)
- 10" eave and gable end overhangs
- 9'0" ceiling height and 2x6 exterior wall studs @ 16" o.c.
- 5/8" type "X" ceiling gypsum board
- 7/16" O.S.B. exterior wall sheathing
- 2x4 interior wall studs @ 16" o.c. (2x6 plumbing walls)
- 1/2" wall gypsum glued & screwed on all walls, with additional foam adhesive applied on bearing walls

### INSULATION

- R-38 fiberglass ceiling insulation with vapor barrier
- R-21 high density fiberglass exterior wall insulation with vapor barrier
- Wind barrier house wrap

### EXTERIOR

- CertainTeed Mainstreet vinyl siding in double 4" or 5" (depending on available color) Clapboard
- Tamko Heritage 30-year architectural shingles
- 15# shingle underlayment & ice shield installed per code
- Aluminum drip edge, 6" fascia, and vented vinyl soffit
- Fiberglass double half-light OR single half-lite with side lights front door w/ vinyl jambs & upgraded craftsman/flat trim
- Fiberglass half-lite rear door w/ vinyl jambs & brickmould
- 6' vinyl sliding patio door w/ low-e glass and double French door in basement (floor plan dictates)
- Ply Gem Classic Series double hung vinyl windows – tilt sash, DP50, Warm Edge, low-e glass, Argon gas filled with full screens and one window in basement
- Vinyl craftsman/flat trim on front elevation as specified
- Satin nickel locksets & hinges (locksets keyed alike)
- Lawn and landscape: seed and straw, front flower beds planted, and hardscape as specified.

### INTERIOR

- Smooth ceiling finish
- Interior paint-walls/ceilings primer coat-white
- 2-panel colonial white, hollow core doors with 3 mortised hinges
- Wood craftsman trim, painted white, 4" casing and 5" base molding
- Window stools with return mitered ends
- Satin nickel locksets and hinges, and matching door stops
- Privacy locksets on bathrooms and master bedroom
- Vinyl-coated metal closet, pantry, and linen closet shelving

### FLOOR COVERING

- LVT flooring in Foyer, Kitchen, Dining room, Hallways, Bathrooms and Laundry.
- Shaw 25 oz. carpet in bedrooms, hallways, and staircase (stain safety treated and FHA certified) over an 8 lb. pad

### ELECTRICAL

- 200-amp panelboard with 40 breaker spaces
- Decora style silent rocker switches
- AC/DC smoke detectors and carbon monoxide detectors, per code
- Receptacles with ground fault circuit interrupter (GFCI) protection, per code

Due to variation in computer monitors and printers, the color samples seen here may not exactly match the corresponding color.



**ELECTRICAL-CONT**

- Switched receptacle in Living Room and Bedrooms
- Ceiling lights in Foyer, Kitchen, Hall, Laundry, Walk-in Closets, Basement Stairwell, & Attic
- Chandelier in Dining area, ceiling fan lights in bedrooms and living room
- LED -fire rated/waterproof surface mount downlight over kitchen sink
- One exterior light at each exterior door, two at front entry
- Two exterior weatherproof receptacles with G.F.I. protection (front and rear)
- 3 motion detection flood lights at specified locations
- Satin nickel lighting fixtures
- Door chimes – buttons at front and rear or side door
- Two RG6 television jacks and two CAT-5 telephone jacks
- 3 electrical circuits ran to second story

**PLUMBING AND HEATING**

- TBD - 2.5-ton Heat-pump, OR Forced Air systems with wall mounted thermostat
- 50-gallon electric water heater or on demand lp gas hwh (1500 extra)
- PEX water supply and PVC DWV lines
- Shut-off valves on all fixtures
- Anti-scald valves on tubs and showers
- Basement plumbing rough-in to future bathroom and wet bar areas
- 2 exterior, frost proof hose bibs at location TBD
- 3" PVC waste line and two 3/4" supply lines stubbed to second story

**KITCHEN**

- Merillat Classic Maple Cabinets – Portrait FO, 5/8" dove tail drawer box w/full extension undermount soft close drawer glides and soft close action doors
- Raised molding on wall cabinets
- Quartz countertop and tile backsplash
- Stainless steel sink as specified
- Pull down faucet w/ spray as specified
- 36" range hood - vented to exterior, chimney style with tile behind or standard with wood feature above (no tile behind)
- Appliances included are built-in microwave drawer and upgraded dishwasher, 110V receptacle for gas range
- Refrigerator (36") and range (36") will be part of buyers "added upgrade allowance"

**BATHROOMS**

- Merillat Classic Maple Cabinets – Portrait FO, 5/8" dove tail drawer box w/full extension undermount soft close drawer glides and soft close action doors
- One-piece cultured marble vanity top and bowl
- Mirror with vanity lights or LED lit mirror and no vanity lights
- 60" one-piece fiberglass tub/shower combination (also 36", 48", 60" shower or 60" tub – floor plan dictates)
- Tile shower as specified in master bath
- Elongated low consumption 1.6 gpf toilet in baths, master bath will be comfort height
- Lavatory faucets and shower/tub fixtures as specified
- Ceiling fan/light combination - vented to exterior

**ADDITIONAL CAPE SPECIFICATIONS**

- Two (3046) Ply Gem Classic Series double hung vinyl windows – tilt sash, DP50, Warm Edge, low-e glass, Argon gas filled with full screens & trim, for second story gable ends
- 36" stairs installed to second story (carpet and pad).
- Close-off package (panelized walls, insulation, gypsum board and 30" interior door with trim)

**WARRANTY**

- Ten-year RWC Structural Warranty

# House Wrap

## DRYline W - Standard



### Building Wrap

DRYline W commercial-grade building wrap is a strong, durable woven polyolefin fabric with a micro-perforated coating that controls the transfer of water-vapor and reduces air infiltration. Building wrap is a critical component in protecting the building envelope by controlling air movement and the transfer of moisture, creating a healthier and more energy-efficient structure.

#### Features:

- **Strong & Durable:** DRYline W fabric is cross woven to resist tearing around fasteners and to endure the rigors of building construction while remaining lightweight and easy to handle.
- **Protects against Air & Moisture:** DRYline W building wrap has a micro-perforated coating which is water-resistant and controls air and moisture transfer allowing the building to breathe. Provides reliable protection in finished wall assemblies for a healthier and more energy efficient building envelope.
- **Stable:** DRYline W building wrap is treated to resist excessive degradation from exposure to ultra-violet light and may be left exposed for up to 300 days.
- **Simple Application:** Lightweight yet durable material is translucent making locating studs, openings and corners quick and easy.
- **Meets Building Codes:** DRYline W meets or exceeds applicable building codes for weather-resistant barriers and is a critical component for an energy-efficient building.

#### TYPICAL PHYSICAL PROPERTIES

PROPERTY	RESULTS	METHOD
Basis Weight	13.3 lbs/MSF	ASTM D 5261
Tensile Strength (MD/CD)	53 / 46 lbs/in	ASTMD 828
Water Vapor Transmission	70 g/m <sup>2</sup> /24 hrs	ASTM E 96 Method A
Water Vapor Permeance	10 perms	ASTM E 96 Method A
Water Resistance	60 minutes	ASTM D 779
Air Resistance	14 seconds/100cc	TAPPI T 460
Flame Spread Index	Class A	ASTM E 84
Smoke Developed Index	Class A	ASTM E 84
Ultra Violet Light Exposure (UV)	300 days	

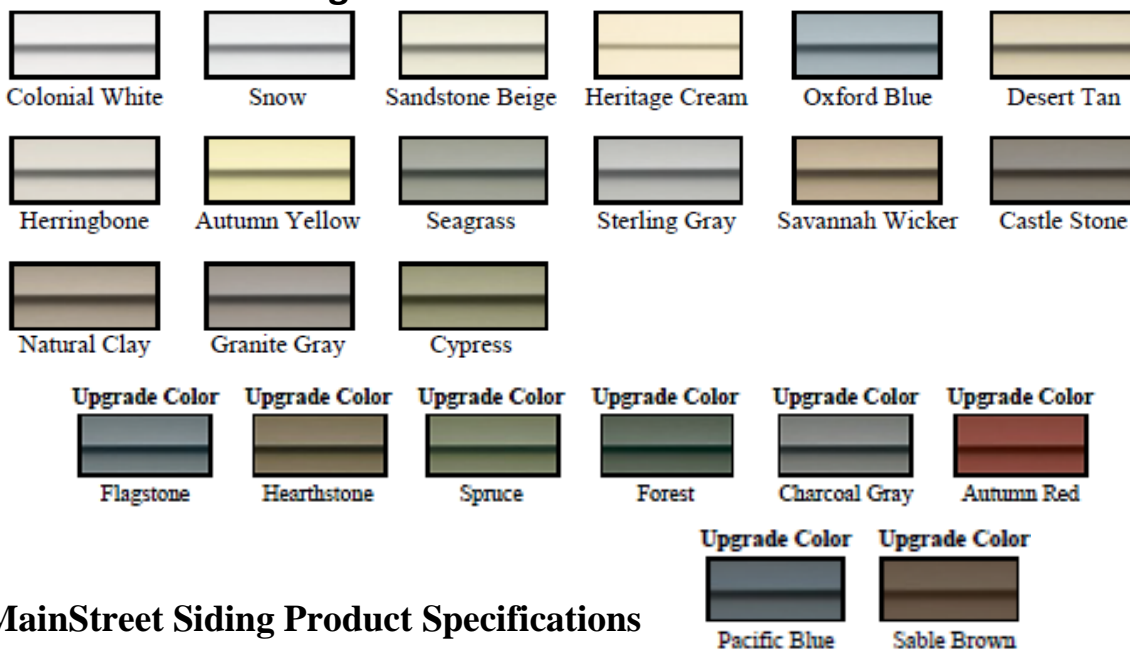
#### 10 Year Limited Warranty

## Siding: CertainTeed MainStreet <https://www.certainteed.com/siding/products/mainstreet/>

Double 4 Clapboard or Double 5 Standard



### MainStreet Siding Color Palette



### MainStreet Siding Product Specifications

	Finish	Panel Projection	Wall Thickness (Nominal)	Lock Design	Colors	Accessory Pocket
Dble. 4" Clapboard	Woodgrain	9/16"	.042"	Post-formed	24	5/8" or 3/4"
Dble. 5" Clapboard	Woodgrain	9/16"	.042"	Post-formed	24	5/8" or 3/4"

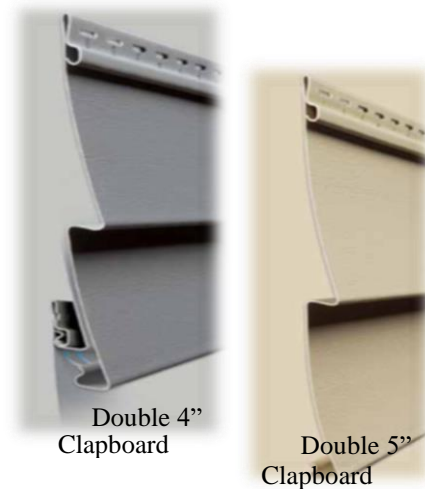
### Fascia & Drip Edge

Standard Option: White



White

**Due to product availability, white is the only roof trim option until further notice.**



Due to variation in computer monitors and printers, the color samples seen here may not exactly match the corresponding color.

## Siding Feature Area Upgrades



### Optional Northwood Shake Siding\*



U8. Wicker



U9. Cypress



U10. Sterling



U11. Granite



U12. Autumn Red



U13. Flagstone

### Optional Board & Batten\*



U4. Aspen White



U5. Saddle



U6. Country Beige



U7. Greystone

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# Roofing: Tamko Heritage Arch. Shingles <https://www.tamko.com/styles>

## Standard Shingles



Thunderstorm Grey



## PRODUCT SPECIFICATIONS:

Shingle Size: 13 -1/4" x 39-3/8"  
 Exposure: 5 -5/8"  
 Shingles per Square: 64  
 Bundles per Square: 3  
 Coverage per Square: 98.4 sq. ft.



Rustic Black



Rustic Redwood



Rustic Cedar

## Standard Ridge Vent:



COOLRIDGE® is an injection-molded polypropylene

- 18 square inches of net free area per linear foot.
- 25-40-year Limited Warranty and Arbitration Agreement (depending on shingle installed).
- Internal supports in nail line area provide compression resistance for nailing.
- Embossed nail line and 1/2" nail zone area with clear space underneath help facilitate proper nailing.
- Exterior baffles and internal "sinewave"-shaped baffles help keep rain and snow out.
- Male/female connection between pieces helps protect seams from leaks.
- Vent holes are only 1/8" wide to help prevent insect infiltration.
- Drain holes every 4" in exterior baffle to prevent water build-up.

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## Tamko Heritage Arch. Shingles

### Standard Shingle Colors



**Olde English  
Pewter**



**Weathered  
Wood**



**Rustic Black**



**Rustic Redwood**



**Rustic Cedar**



**Oxford Grey**



**Virginia Slate**

# Exterior Doors



## PLASPRO Fiberglass Exterior Door

### Half-Light Standard Exterior Doors (Insulated, Clear Glass- Standard)



SF884  
Half-Light  
Available Sizes  
2'8" x 6'8" 3'0" x 6'8"

CHOICE OF:  
DOUBLE ½ LIGHT  
SINGLE ½ LIGHT + 2 SIDE LTS



SF581  
Clear Glass  
Height-6'8"  
Width-12"  
or 14

STANDARD FRONT  
DOOR FOR LOT 4  
MODEL ONLY



SF135  
Available Sizes  
2'8" x 6'8"  
3'0" x 6'8"



#### Upgrade Paint & Stain Finish Options for Plastpro Exterior Doors

#### Paint Finishes (Sherwin Williams)



SW 2839  
Roycroft Copper Red



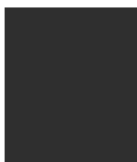
SW 2847  
Roycroft Bottle Green



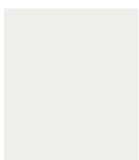
SW 6027  
Cordovan



SW 6244  
Naval



SW 6258  
Tricorn Black



SW 7006  
Extra White



SW 7504  
Keystone Gray



SW 7510  
Chateau Brown



SW 7542  
Natural



SW 7603  
Poolhouse



SW 7730  
Forest



## Windows and Interior Doors

### **Plygem Pro Series Classic Double Hung Window**

**Standard-White, No Grills-Between-Glass (Builder Will Provide Mullion Options)**



#### Standard Features

- Classic brick mold profile provides an authentic sculptured appearance that matches traditional exterior millwork
- Interior and exterior accessory grooves allow for easy accessory application
- Both sash tilt in and remove for safe and easy cleaning of exterior glass
- Weather-tight dual action sash lock provides security while sealing out the weather and sealing in your comfort
- Energy-efficient Warm Edge insulating glass for enhanced energy performance
- Low-profile sill nosing resembles a traditional wood window
- Integral nailing fin with fusion-welded corners for simple and accurate installation
- Maintenance-free multi-chamber PVC construction with fusion-welded corners for durability, weather-tight performance, and beauty
- Robust interlock satisfies forced entry requirements and improves structural performance
- Integral 11/16" siding pocket with under sill trim leg allows for simple and secure siding installation

### Interior Doors

Hollow Core Molded Panel Series



### Interior Trim / Molding

Craftsman Style Trim



**Door & Window**  
282 Water Table  
1x4 or 1x6 Header  
519 Sash Bead  
1x4 Legs

**Lambs Tongue Style Base 5 1/4**



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## Entry Door Hardware

**Standard: Schlage** J54 Corona Knob Keyed Entry lockset in Satin Nickel (619)



### J-Series Optional Upgrades:



J54 Torino Lever (619)  
Satin Nickel

### NuTone Doorbells

Standard Front and Rear Door Chime  
(Wired BK125LWH)



## Interior Door Hardware

**Standard: Schlage** J40 / J10 Corona Knob in Satin Nickel (619)



### J-Series Optional Upgrades:



J40/J10 Torino Lever  
Satin Nickel (619)

## Flooring



# Shaw Endura Vinyl Plank

EXAMPLE OF LVT INCLUDED IN KITCHEN, HALWAYS,  
LAUNDRY, DINING AREAS AND BATH AREAS

Floorte Pro 512 Click Plus Series



556  
Smoky Oak



591  
Oyster Oak



592  
Shadow Oak



734  
Umber Oak



138  
Ivory Oak



150  
Cinnamon Walnut



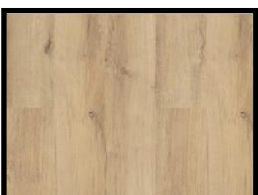
154  
Almond Oak



203  
Tawny Oak



820  
Amber Oak



2014



5092  
Sea Glass



150 Cinnamon Walnut



### ENHANCED DURABILITY

Floorte PRO will perform under heavy foot traffic and stationary loads.



### IMPROVED DIMENSIONAL STABILITY

For areas with intensified temperature from sunlight, there will be reduced expansion and contraction.



### SOFT SILENCE™ PATENT PENDING ATTACHED ACOUSTICAL PAD

Faster installation & sound reduction — up to 71 IIC.



### PROVEN ATTRIBUTES

100% Waterproof  
ArmourBead™ Finish  
Low Maintenance

#### Style Number

#### Size

#### Thickness

#### Wear Layer

#### Finish

#### Edge Description

#### SF Per Carton

#### SF Per Pallet

#### Installation

ENDURA 512C PLUS  
0736V

7" x 48"

4.8 mm

12 mil

ArmourBead

Micro Bevel

18.68 SF

1,494.36 SF

Click

#### 0736V Endura 512C Plus Trim

Multi-Purpose Reducer*	T-Molding*	Quarter Round	Stair Nose*
VSMRP	VSTMD	VSQTR	VSSTN
72" L	72" L	94" L	94" L

Due to variation in computer monitors and printers, the color samples seen here may not exactly match the corresponding color.

**CARPET CHOICE** INCLUDED IN BEDROOMS, LIVING ROOM, AND OFFICE/DEN

[https://shawfloors.com/flooring/carpet/details/shake-it-up-\(t\)-e9698/stucco](https://shawfloors.com/flooring/carpet/details/shake-it-up-(t)-e9698/stucco)

[https://shawfloors.com/flooring/carpet/details/shake-it-up-\(s\)-e9699/cement](https://shawfloors.com/flooring/carpet/details/shake-it-up-(s)-e9699/cement)

[https://shawfloors.com/flooring/carpet/details/shake-it-up-\(a\)-e9446/creamy-silk](https://shawfloors.com/flooring/carpet/details/shake-it-up-(a)-e9446/creamy-silk)

## Shake It Up

Standard—25 oz.—(T) Tweed

Available Widths: 13'7" or 15'3"



Stucco  
00112



Magnolia Bloom  
00120



Owl  
00121



Ornamental Gate  
00122



Balboa Mist  
00128



Silversmith  
00501



Dolphin  
00520



Hammerhead  
00521



Barely There  
00720

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## Shake It Up

Standard—25 oz.— (A) Accent

Available Widths: 13'7" or 15'3"



Creamy Silk  
00100



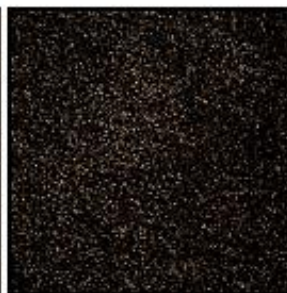
Fox Fur  
00102



Daytona Sand  
00105



Bits of Brown  
00200



Burnt Ash  
00500



Oxford  
00512



English Oak  
00700



Tree Bark  
00706



Cement-00510



Forever Pewter-00710

## Shake It Up

Standard—25 oz. - (S) Solids

Available Widths: 13'7" or 15'3"



Breeze-00111



Beech-00112



Morning Latte-00732

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**Wall Tile Kitchen:** Builder will install standard tile kitchen back-splash and give options based on availability.

**Wall Tile Master Bath Shower:** Builder will work with Client on design choices and give options based on availability.

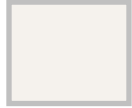
## Tile Options

Optional Upgrade 3" x 6" Kitchen or Bath

*Standard tile installation is in a staggered pattern. W/ 381-Bright White Grout*

**Semi-Gloss Finish - Wall 3" x 6"**

**Matte Finish - Wall 3" x 6"**



Arctic white  
0190



Almond  
0135



Desert Grey  
X114



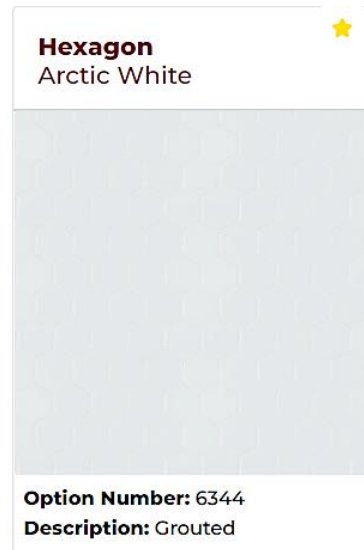
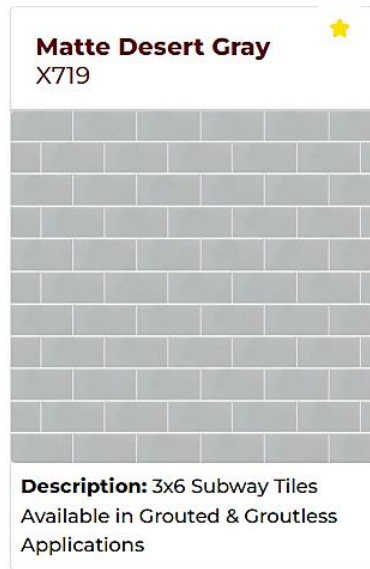
Arctic White  
0790



Almond  
X735



Desert Grey  
714



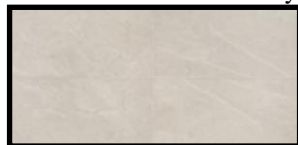
## Resilience Floor & Wall Tile (Level 1)

**Floor/Wall Tile:** 12x24 & 1.5" Hex Mosaic Glazed Ceramic—Matte Finish

**Wall Tile -Flat:** 10x14 & 4x16 Glazed Ceramic—Glossy Finish



Vitality White-RL20  
w/386 Oyster Gray  
Grout



Dynamic Beige-RL21  
w/172 Urban Putty  
Grout



Stamina Grey-RL23  
w/386 Oyster Gray  
Grout

## Lighting Fixtures

Standard Brushed Nickel

**SeaGull Lighting.**  
LIFE ILLUMINATED SINCE 1919



Standard: Walk in Closet Light  
7-3/8" – LED  
NLOPAC-R6509NM



Standard: Above Kitchen Sink  
White 6" LED Surface Mount  
Downlight



White 6" LED Surface Mount  
Downlight-12.5W  
(Fire Rated & Waterproof)



Standard: Exterior Light  
8457-965



Standard:  
7716502-962  
Breakfast Nook



Standard: Dining Rm Chandelier  
3120205-962



Mini Pendant Light  
6120201-962

## LIGHTING COLLECTION IDEAS



1-Light Wall/Bath  
Franport Collection  
4128901-962



2-Light Wall/Bath  
Franport Collection  
4428902-710



3-Light Wall/Bath  
Franport Collection  
4428903-962

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**LIGHTING COLLECTION IDEAS**

Upgrade options



1-Light Wall/Bath  
Alturas Collection  
4124601-962



2-Light Wall/Bath  
Alturas Collection  
4424602-778



3-Light Wall/Bath  
Alturas Collection  
4424603-848



One Light Mini Pendant  
Alturas Collection  
6124601-848



9-Light 2-Tier Chandelier  
Norwood Collection  
3139809-710



5-Light Chandelier  
Norwood Collection  
3139805-962



3-Light Chandelier  
Norwood Collection  
3139803-962



1-Light Wall/Bath  
Norwood Collection  
4139801-710



2-Light Wall/Bath  
Norwood Collection  
4439802-962



3-Light Wall/Bath  
Norwood Collection  
4439803-710



Three Light Semi-Flush  
Norwood Collection  
7739803-710



Three Light Pendant  
Norwood Collection  
6539803-962



One Light Mini Pendant  
Norwood Collection  
6139801-710

**LIGHTING COLLECTION IDEAS**

Fixtures can be installed with globes facing down (standard) or turned so globes face up

Due to variation in computer monitors and printers, the color samples seen here may not exactly match the corresponding color.

**Cabinets:** Custom built to kitchen as specified, to include 42" uppers with trim to ceiling.

**Merillat Maple Cabinets & Vanities: Classic Portrait – Full Overlay**

[https://view.publitas.com/merillat/merillat-classic-consumer-brochure\\_2022](https://view.publitas.com/merillat/merillat-classic-consumer-brochure_2022)

Available Finishes: Natural, Toffee, Kona, Pecan, Chiffon, Cotton,



Cabinets feature soft close door hinges w/light, medium & strong tension settings, and 5/8" thick Dovetail drawer boxes with full extension, soft close drawer guides.

**Merillat Classic Maple: Portrait – Full Overlay**

Available Finishes: Natural, Toffee, Sable, Dusk, Kona, Pecan, Boardwalk, Steel Grey, Basalt, Shale, Graphite Chiffon, Cotton, Nightfall and Mist.



**Please Note:** When a painted door is specified, the drawer front, door stiles, door rails and/or door center panel may be constructed of MDF (Medium Density Fiberboard). MDF provides resistance to warping, expansion & contraction.

**Please visit the Merillat website for additional information on finishes and styles.**

Due to variation in computer monitors and printers, the color samples seen here may not exactly match the corresponding color.



**Vanities:** Builder will include standard vanity cabinets, countertops with integral bowls, and brushed nickel single lever faucets and offer upgrades based on availability.

### MERRILAT BATH VANITIES



### Vanity Options:



Recessed Oval  
Standard



Recessed Shell  
Optional



Flush Oval / Newport  
Optional



Rectangular  
Optional

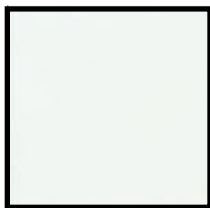


Wave  
Optional

## **Cultured Marble Vanity Tops**

### Kerrico

#### Standard



White on White



Bone On White



Grey on White



Blush on White



Thunder Gray on  
White

### **Upgrade Options:**



Sand Granite



Steel Grey Granite



Mocha Granite



Coal Granite



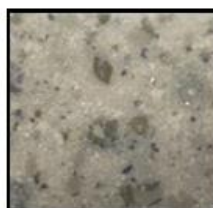
Latte Granite



White/Black/Pewter

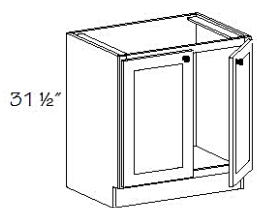


Savanna White &  
Cocoa Veining

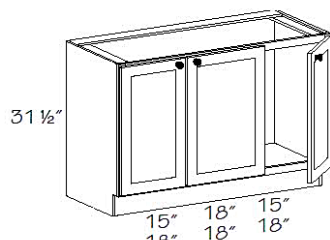


Empire

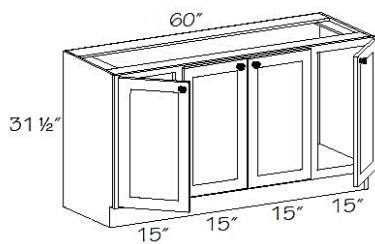
Due to variation in computer monitors and printers, the color samples seen here may not exactly match the corresponding color.



VB30FH - VB42FH

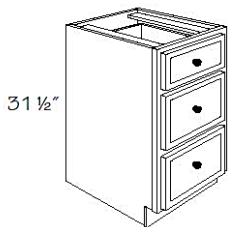


VB48FH & VB54FH

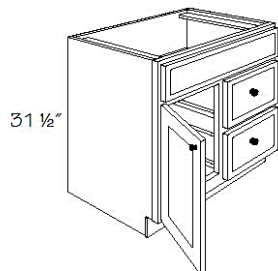


VBT60FH

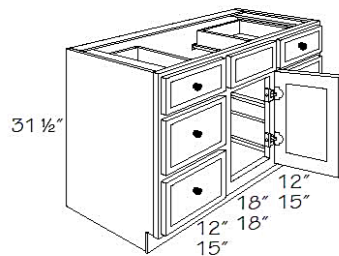
OPTIONS



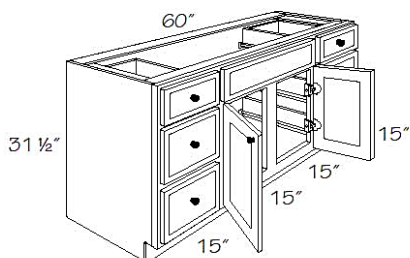
Vanity Drawer  
VD12-3D - VD24-3D



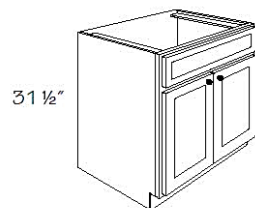
Vanity Combination Drawer 2 Drawer  
VCD24 - VCD36



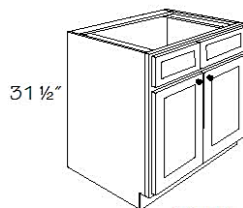
Vanity Combination Drawer 6 Drawer Single Door  
VCD42 & VCD48



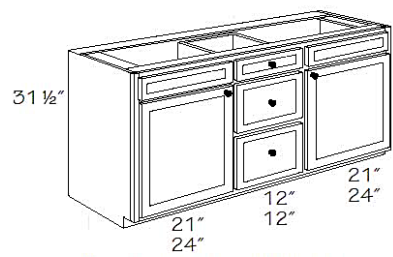
Vanity Combination Drawer 6 Drawer Double Door  
VCDT60



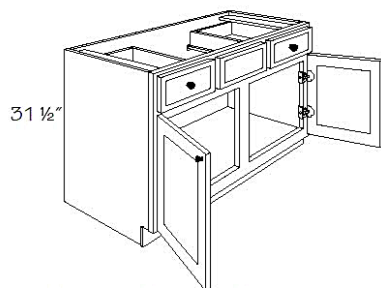
Vanity Sink Base Double Door  
VSB30 - VSB39



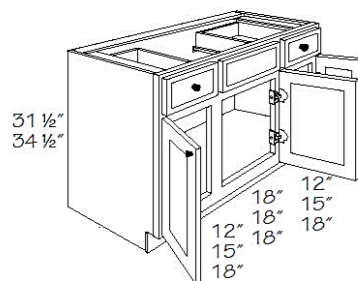
VSB42



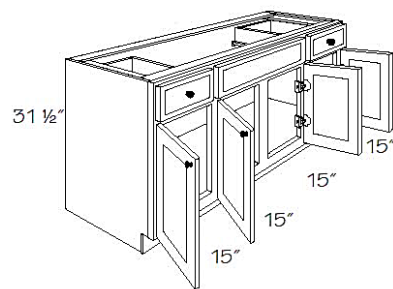
Vanity Sink Base Double Bowl  
VSB54-3D  
VSBT60-3D



Vanity Sink Base Two Drawer Double Door  
VSB36-2D



Vanity Sink Base Two Drawer Three Doors  
VSB42  
VSB48  
VSB54



Vanity Sink Base Two Drawer Four Doors  
VSBT60-2D

## **Bathroom Fixtures**

### **Moen Traditional Series Faucets**

Standard Faucets

Color: Spot Resistant Brushed Nickel



Roman Tub  
Model # T624SRN



Lavatory Faucet  
w/ Popup Drain  
Model # WS84003SRN



Posi-Temp® Tub/Shower  
Model # T2123SRNEP



Posi-Temp® Shower  
Model # T2122SRNEP

### **Moen Bath Faucets**

Upgrade Options

Colors: Brushed Nickel, Oil Rubbed Bronze, or Chrome

#### **Voss Series**



Lavatory Faucet-6903  
\*\* available w/one hole sink applications  
only  
Pictured in BN



Lavatory Faucet -T6905  
Also available for  
Roman Tub  
Pictured in ORB



Posi-Temp®  
Tub/Shower T2693  
Pictured in BN



Moentrol® Shower  
UT3692  
Pictured in Chrome

Due to variation in computer monitors and printers, the color samples seen here may not exactly match the corresponding color.

**Water Closets:** Builder to include 1 standard and 1 comfort height (master bath)

**Mansfield** Elongated, and ADA compliant—White



(1.28 GPF)

**Standard**



**Comfort Height/ADA Compliant**

**Bath Fixtures:** Standard tub/shower or shower in main bath

**Clarion** AcrylX w/ArmorCore Reinforced bottoms - White

Available with no seat, one seat, or two seats



**Model # RE7905** Standard

Tub/Shower  
(No Towel Rod)  
60.0" W x 33.0" D x 74.0"



**Model # RE5860**

60" Shower  
60.0" W x 35.75" D x 74.7"



**Model # RE5848**

48" Shower  
48.0" W x 36.0" D x 6.5" H



## ADA OPTION

**MP5836L/RS**  
**60" W x 36" D x 78"H**  
 60" Shower w/Seat, Grab Bars  
 & Standard Shower Faucet  
*Note: Curtain Rod and Handheld*  
*shower pictured*



## Shower Spa Options MASTER STANDARD AND UPGRADES TBD



**Moen** 3668EPBN, Brushed Nickel Eco-  
 Performance Showerhead Handheld Shower w/A725BN  
 Circular drop Ell and T2151BN Brantford Brushed  
 Nickel Posi-Temp Valve Trim



**Moen** T2252EPBN  
 Brantford Brushed Nickel  
 Posi- Temp Shower



**Moen** (available in Brushed Nickel or Chrome only)  
 One-Function Showerhead / S6312  
 Shower Arm / 10154 Shower Flange / AT2199  
 Icon Multi-Function Moentrol Valve / T4111  
 Four-Function Eco-Performance Handheld Shower 3667EP  
 Drop Ell / A725



**Moen** 9" two-Function Rain shower / S1311  
 Shower Arm & Flange / S113  
 Weymouth ExactTemp Valve Trim / TS32110  
 3- Weymouth ExactTemp Volume Control Trim / TS52104  
 4- One -Function Body Spray Trim / TS1322  
 Weymouth Eco-Performance Handheld Shower /  
 S12107EP Drop Ell / A725



## **Bathroom Accessories**

### **BATHROOM VENT/FAN LIGHTS**



DELTA BREEZ SIGNATURE SIG80-110DLED 80/110CFM  
EXHAUST FAN/ LED LIGHT/NIGHT LIGHT WITH  
MULTI-SPEED TIME DELAY - ENERGY STAR  
**MASTER BATH**



BROAN #A70L FAN/LIGHT 70 CFM  
2.0 SONES

**MAIN BATH**

## **Bathroom Mirrors**



LED Mirror  
Model # 410EMI19A24  
36 24" W x 36" H



Glass Plate Mirror  
(Pictured w/optional mirror trim)  
Available in sizes - 24", 30", 36",  
48", 60" and 72"



## KITCHEN

**Kitchen Sinks:** Builder will include standard undermount stainless steel kitchen sink and offer upgrades based on availability.

### Quartz Countertop Compatible Sinks

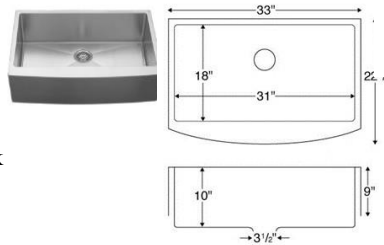
#### Kitchen Options:



**3018**  
OD 31 1/2" x 20 1/2"  
ID 27 7/8" x 15 15/16"  
Depth 8"  
Minimum Cabinet 36"

**EAQDUH3118**  
OD 32 1/2" x 18 1/8"  
ID 27 7/8" x 16 1/8" /bowl  
Depth 8"  
Aqua Divide @ 4 7/8" D  
Minimum Cabinet 36"

ELKAY EL-84  
33" x 22-1/4" (outside dim.)  
Single Bowl Under-mount Karran  
16 Gauge Stainless Steel Apron Sink  
(min. 36" apron sink base cabinet)



KOHLER K-6487  
24-3/4" x 18-1/16" (bowl area)  
Single Bowl Under-mount Kohler  
Enameled Cast Iron Apron Sink  
(min. 30" apron sink base cabinet)

**Kitchen Faucets:** Builder will include pull-down spray brushed nickel faucet with matching pot-filler faucet and offer upgrades based on availability.

**Moen** Colors: Spot Resist Stainless, Oil Rubbed Bronze or Chrome



One Handle High Arc Pulldown  
Spray Model # 7185



Traditional Two-handle  
Pot Filler





**Kitchen Countertops:** Kitchen Only**DalTile Quartz**

<https://www.daltile.com/countertops-product-category/one-quartz/american-reserve>

(See page 74 for Quartz sink options.)

**Level 1:**

**Chipped Ice  
NQ91**



**Fresh Linens  
NQ66**



**Simply Grey  
OQ30**

**Level 2:**

**White Sand  
NQ97**



**Golden Gate  
OQ37**



**Kodiak  
OQ21**

**Level 3:**

**Armor Grey  
OQ58**



**Aspen Grey  
OQ20**



**Alpine Winter  
OQ19**

**Edging Options:**

Ease & Polish

Half Bullnose

Full Bullnose

Small Ogee

Due to variation in computer monitors and printers, the color samples seen here may not exactly match the corresponding color.

**Appliances:** Builder to include upgraded vent hood choice, built-in microwave, and dishwasher

**Appliances:** Choice of appliance collections with allowance deductions.

## ZLINE

DUAL FUEL \$4,900



**ZLINE Kitchen and Bath** 36 in. Remote Blower Wall Mount with Light Range Hood in Stainless Steel



**ZLINE Kitchen and Bath** 36" 4.6 cu. ft. Dual Fuel Range with Gas Stove and Electric Oven in Stainless Steel (RA36) Model# RA36 Store SKU# 1006391911



## NXR

DUAL FUEL \$4,200



**NXR** 36-in Ducted Stainless Steel Undercabinet Range Hood  
Item #1141996 | Model #RH3601



**NXR** LS3622 36-in 6 Burners 5.5-cu ft Convection Oven Freestanding Gas Range (Stainless Steel)  
Item #833372 | Model #LS 3622

## THOR

ELECTRIC \$5,000



**Thor Kitchen** 36-in Smooth Surface 5 Elements 6-cu ft Convection Oven Freestanding Electric Range (Stainless Steel)  
Item #4906093 | Model #HRE3601

## INCLUDED

**FORNO** 1.2-cu ft Microwave Drawer (Stainless Steel) (25.2-in)  
Item #4984329 | Model #FMWDR3000-24

## CHOICE OF COLLECTION FOR FRIDGE AND DW



**GE** 21.8-cu ft Counter-depth Side-by-Side Refrigerator with Ice Maker (Stainless Steel) Item #1262485 | Model #GZS22IYNFS



**GE** Dry Boost Top Control 24-in Built-In Dishwasher (Fingerprint-resistant Stainless Steel) ENERGY STAR, 48-DbA  
Item #1353197 | Model #GDT645SYNFS



**Whirlpool** 20.6-cu ft Counter-depth Side-by-Side Refrigerator with Ice Maker (Fingerprint Resistant Stainless Steel)  
Item #753141 | Model #WRS571CIHZ



**Whirlpool** Top Control 24-in Built-In Dishwasher (Fingerprint Resistant Stainless Steel) ENERGY STAR, 47-dBA  
Item 2593009 | Model #WDTA50SAKZ



**LG Electronics** 27 cu. ft. Side by Side Refrigerator w/ Door Cooling and Ice and Water Dispenser in Print Proof Stainless Steel



**LG Electronics** 24 in. in Stainless Steel Front Control Dishwasher with Never Rust Stainless Steel Tub and Dynamic Dry

Due to variation in computer monitors and printers, the color samples seen here may not exactly match the corresponding color.

## COLLECTIONS

### COSMO

DUAL FUEL \$4,000



Cosmo 36-in Ducted Stainless-Steel Wall-Mounted Range Hood  
Item #1865781 | Model #COS-63190S

Cosmo 36-in Deep Recessed 5 Convection Oven Freestanding Dual Fuel Range (Stainless Steel)  
Item #1865824 | Model #F965NF



Cosmo 1.2-cu ft Microwave Drawer (Stainless Steel/Black) (23.8-in)  
Item #4077025 | Model #COS-12MWDSS



Cosmo Top Control 24-in Built-In Dishwasher (Stainless Steel) ENERGY STAR, 45-dBA  
Item #2126810 | Model #COS-DIS650

LG Electronics 27 cu. ft. Side by Side Refrigerator w/ Door Cooling and Ice and Water Dispenser in Print Proof Stainless Steel



### FORNO

DUAL FUEL \$4,600



FORNO Galiano 36-in 6 Burners 5.36-cu ft Convection Oven Freestanding Gas Range (Stainless Steel)  
Item #2652275 | Model #FFSGS6244-36



FORNO 1.2-cu ft Microwave Drawer (Stainless Steel) (25.2-in)  
Item #4984329 | Model #FMWDR3000-24



NXR 36-in Ducted Stainless Steel Undercabinet Range Hood  
Item #1141996 | Model #RH3601



FORNO Top Control 24-in Built-In Dishwasher (Stainless Steel), 48-dBA  
Item #4984328 | Model #FDWBI8067-24S



Forno 36 in. W x 29.86 in. D 20 cu. ft. Side by Side Refrigerator in Stainless Steel with Ice Maker



## Black Stainless Steel Collection Upgrade



	W/ DUAL FUEL	W/ AKDY HOOD	W/ LP OVEN	W / LP OVEN AKDY HOOD
<b>ZLINE LP + LG</b>	7,600.	7,300.	7,200.	6,900.
<b>ZLINE LP + WP</b>	7,600.	7,300.	7,200.	6,900.

**ZLINE Kitchen and Bath 36" Convertible Vent Wall Mount Range Hood in Black Stainless Steel (BSKBN-36)**

[Shop this Collection](#)

Model# BSKBN-36 StoreSKU# 1004729281



**AKDY 36 in. 343 CFM Convertible Wall Mount Kitchen Range Hood with Lights and Carbon Filters in Brushed Black Stainless Steel**

Model# RH0443CFL StoreSKU# 1006637954



### ZLINE KITCHEN & BATH

Dual fuel range 36-in Deep Recessed 6 Burners Convection Oven Freestanding Dual Fuel Range (Black Stainless Steel with Brass Burners)

Model #RAB-BR-36



Top Rated **LG Electronics** 23 cu. ft. Side by Side Smart Refrigerator with InstaView, Craft Ice in PrintProof Black Stainless Steel, Counter Depth

Model# LRSOC2306D StoreSKU# 1006643014



### Whirlpool

Top Control 24-in Built-In Dishwasher (Fingerprint Resistant Black Stainless) ENERGY STAR, 47-dBA

Model #WDT750SAKV



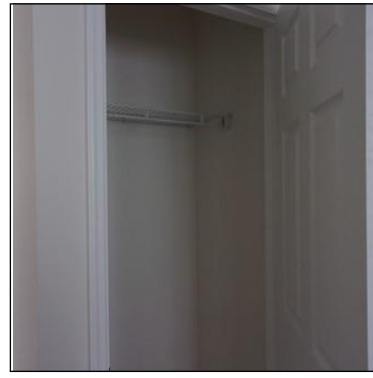
**LG Electronics** 24 in. PrintProof Black Stainless Steel Front Control Dishwasher with QuadWash, 3rd Rack & Dynamic Dry, 48 dBA

Model# LDFN4542D StoreSKU# 1007462456

## Closet Shelving

### Standard—Wire Shelving

- 1 Shelf Standard in Bedroom/Hall Closet
- 4 Shelves Standard in Linen Closet
- 4 Shelves Standard in Pantry Closet



Optional Upgrade  
White Melamine Closet Shelving  
Available in 3/4" x 10" or 12"  
(Pictured w/optional closet rod)



Optional Upgrade  
Adjustable Pantry/Linen Closet Shelving

## Warranty and Guidelines

### Warranty Information:

Real Estate by K LLC provides a warranty of one (1) year (from the date of delivery) from concealed structural damages or defects. Real Estate by K LLC also enrolls every house in a ten (10) year limited structural warranty program with RWC Residential Warranty Corporation. There will be an information packet forwarded to the builder. The builder must forward the package to the Homeowner. The information contained in this packet instructs the homeowner on what is an allowable claim. The information packet will also contain a list of industry-accepted tolerances on items throughout the home and how to submit a claim to the Residential Warranty Corporation.

**\*\*All appliances and fixtures supplied by Real Estate by K LLC are covered by their own individual manufacturer's warranties. \*\***

### Contact Information:

#### **Real Estate by K LLC**

9204 Elys Ford Road

Fredericksburg, VA 22407

540-786-5020

[info@realestatebyk.com](mailto:info@realestatebyk.com)

Web site: [www.realestatebyK.com](http://www.realestatebyK.com)