



WELDEN RIDGE



EST. 2018

Welcome to Welden

Developed by PM Development, Welden Village is located in southern Kernersville within the Heart of the Triad. Welden Village also features robust local shopping and entertainment venues just around the corner. And with its proximity in the Piedmont Triad, Welden Village has a larger metropolitan region for employment, higher education, extensive cultural experiences, and additional recreational amenities. Kernersville is a thriving community that has all the conveniences of larger surrounding cities while still maintaining authentic small town charm.

Welden Ridge Homes Starting from the mid \$400s

Welden Ridge will consist of 53 low maintenance homes including 25 brick twinhomes. Home designs have been thoughtfully drafted to suit home buyers looking for comfortable, one level living.

Homeowner's Association Dues & Coverage

A \$200 fee will cover maintenance of the common areas as well as full landscaping maintenance of the homes in Welden Ridge. Welden Ridge homeowners will also be part of the master association, with current dues of \$72/month. Welden Ridge Homeowners will also have full access to all of the Welden amenities. Welden Ridge HOA Dues Total = \$272/month

Utilities

City of Winston-Salem Revenue Division (Water)

Duke Energy

Piedmont Natural Gas



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Arden Homes reserves the right to revise and/or substitute features, specifications, designs, and pricing without notice. All renderings, color schemes, floor plans, maps, and displays are artists' conceptions and are not intended to be an exact depiction of the home or its surroundings. ®Equal Housing Opportunity.



Available Floor Plans

Kirkwood A & B



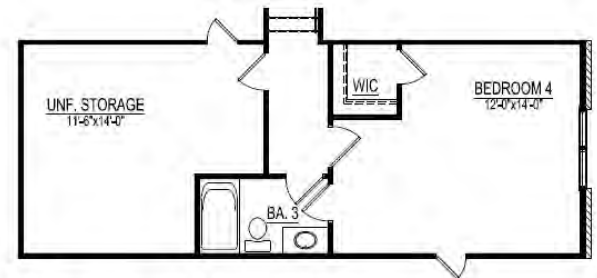
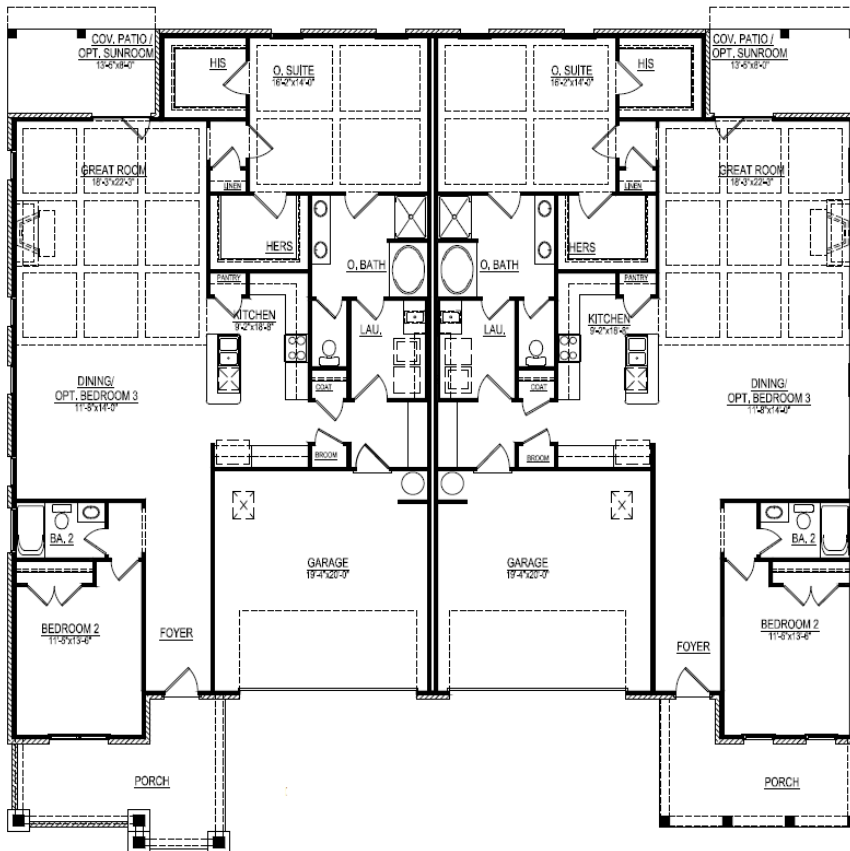
1 Story • 1,879 Sq. Ft.
2 Bedrooms | 2 Bathrooms OR
3 Bedrooms | 2 Bathrooms
Main Level Master
Covered Porch

Kirkwood C & D

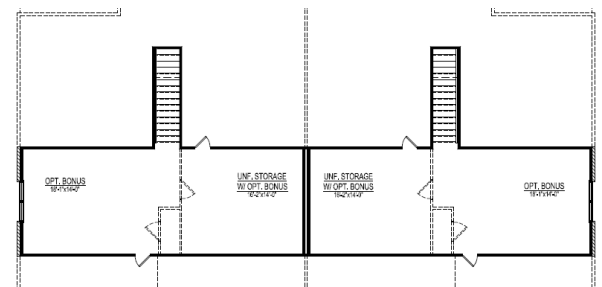


Floor Plan Options Include:

- Optional Second Floor with Bonus & Unfinished Storage
- Optional Second Floor with Bed/Bath & Unfinished Storage
- Screened Porch



Optional finished BR and BA upstairs



**All prices and plans are subject to change.*

Available Floor Plans

Starmount A & B

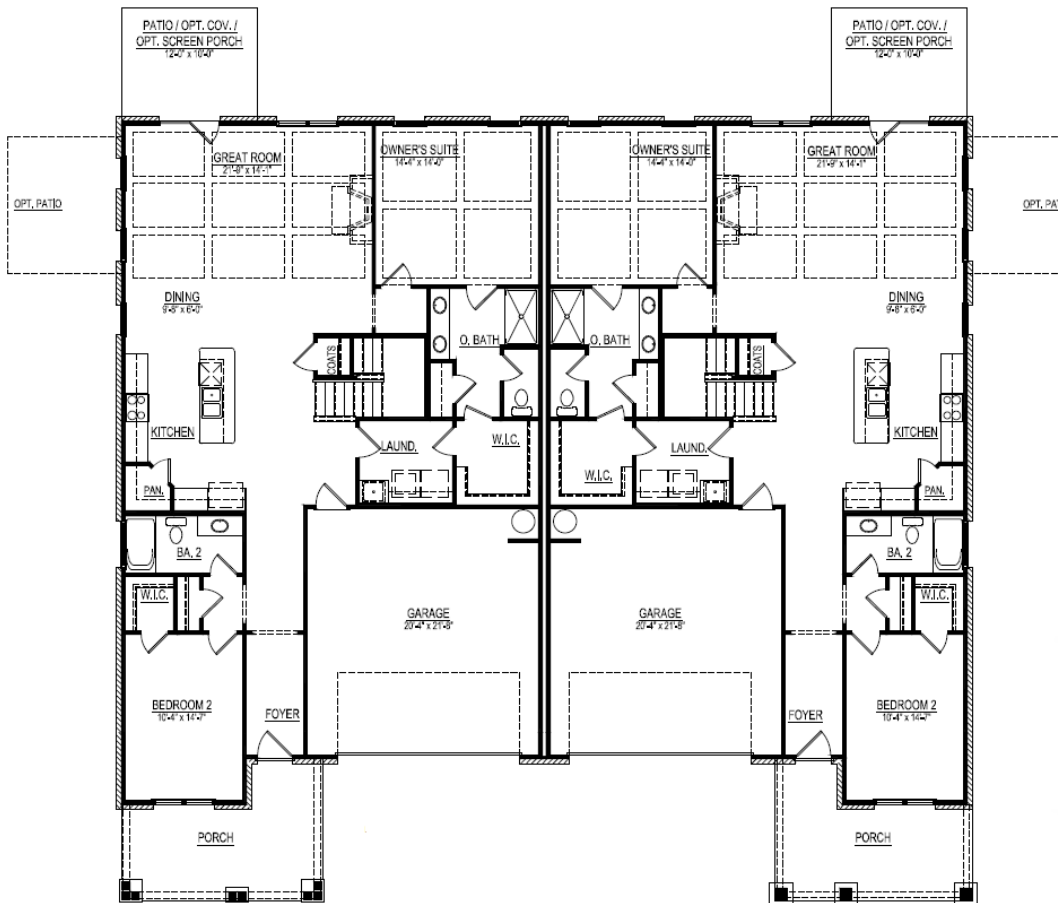


1.5 Story • 2,197 Sq. Ft.
3 Bedrooms | 3 Bathrooms
Main Level Master

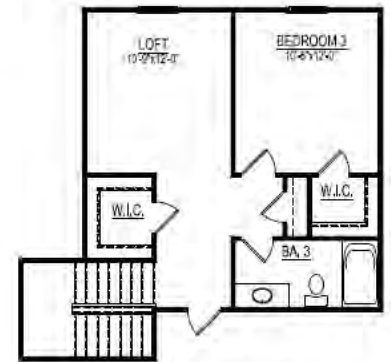
Starmount C & D



Floor Plan Options Include:
 • **2nd Floor Bedroom & Loft**



OR



Optional upstairs layout

**All prices and plans are subject to change.*



Welden Ridge – Standard Selections

Exterior Finishes

- ❖ **Garage Door** - Amarr - Hillcrest 1000 w/ Hardware
- ❖ **Foundation** – Brick Raised Slab
- ❖ **Deck** - Raised Patio
- ❖ **Roofing** - GAF Timberline - 30 Year - Architectural
- ❖ **Windows** - MI 4300 - Single Hung Vinyl - White - *Low E, Argon Filled
- ❖ **Stone Veneer** - Centurion Stone - Choice of Style/Color (Per Plan)
- ❖ **Brick Veneer Material** - General Shale
- ❖ **Board & Batten** - Fiber Cement
- ❖ **Shakes** - Vinyl - Foundry - Traditional or Weathered Collection (Per Plan)
- ❖ **Shutters** - Vinyl
- ❖ **Soffits** - Double 5" Vinyl
- ❖ **Porch Ceilings** - Double 5" Vinyl

Plumbing

- ❖ **Lavatory Fixtures** – Moen® – Eva or Brantford – Chrome
- ❖ **Kitchen Sink Fixture** – Moen® – Camerist 7545C – Chrome
- ❖ **Tub/Shower Fixture** – Moen® – Eva or Brantford – Chrome
- ❖ **Garden Tub Fixture** - Moen® – Eva or Brantford – Chrome
- ❖ **Hot Water Heater** – 50 Gallon Electric
- ❖ **Water Closets** – Elongated Standard Height – White
- ❖ **Water Lines** – Pex Water Lines
- ❖ **Kitchen Sink** – 18 Gauge Stainless Steel w/ Choice of: 50/50 Two Bowl or 60/40 Two Bowl
- ❖ **Master Bathroom Shower** – LVL 1 Ceramic Tile Floor & Walls w/ Accent Trim & Niche
- ❖ **Guest Bath Tub/Shower** – 1 Piece Fiberglass





Welden Ridge – Standard Selections

Heating & Air Conditioning

- ❖ **Gas Furnace** – Trane® 80% Gas
- ❖ **Air Conditioning Unit** – Trane® XR16
- ❖ **Thermostat** – Honeywell® Digital
- ❖ **Ductwork** – Sealed & Tested

Electrical/Lighting

- ❖ **Interior Light Fixtures** – Progress Lighting® – Madison Package
- ❖ **Exterior Light Fixtures** – Progress Lighting® – Westport Series
- ❖ **Kitchen Island Pendants** - (2) Per Selected Package
- ❖ **Switch & Outlet Covers** - Standard - White - No Dimmers
- ❖ **Cable Outlets** - 2 in Great Room, 1 Per Guest Bedrooms, 2 in Master Bedroom, and 1 in Loft
- ❖ **Ceiling Fan** - Great Room, Master Bedroom, Loft
- ❖ **Ceiling Fan Prewires** - Bedrooms
- ❖ **Flood Light(s)** - (1) - Buyer Selections Location
- ❖ **Can Lights** - Kitchen Ceiling, Over Tubs/Showers as Necessary
- ❖ **Wall Conduit** - Installed Over Fireplace to Run AV Cables in Wall

Interior Finishes

- ❖ **Interior Doors** - Choice of Door Style - Hollow Core
- ❖ **Interior Door Hardware** - Better Home Products - Noe Valley - Brushed Nickel
- ❖ **Front Door Handle Set** - Better Home Products - Van Ness - Brushed Nickel
- ❖ **Cabinets (Kitchen & Baths)** - Level 1
- ❖ **Cabinet Hardware** - Richelieu Board - Any Selection
- ❖ **Kitchen Cabinet Layout** - Traditional Upper Layout (Non-Staggered)
- ❖ **Granite Kitchen Countertops** - Granite - Level 1
- ❖ **Vanity Bathroom Tops** - Granite - Level 1 w/ Undermount White Porcelain Sink Bowls
- ❖ **Shower Doors** - Coral - Semi-Frameless - Brushed Nickel - Clear Glass
- ❖ **Bath Accessories** - Better Home Products - Miraloma Park - Brushed Nickel
- ❖ **Wall Paint** - Sherwin Williams Flat w/ Choice of Arden Approved Color
- ❖ **Ceiling Paint** - Sherwin Williams - Bright Ceiling White Flat
- ❖ **Trim Paint** - Sherwin Williams - White Semi-Gloss
- ❖ **Closet Shelving** - Ventilated White Wire
- ❖ **Baseboard** - 5 1/4" Speed Base
- ❖ **Door Casing** - 3 1/4" SM445
- ❖ **Window Trim** - Stool on Bottom, Drywall Returns w/ Casing
- ❖ **Crown Molding** - 3 5/8" #49 - Downstairs Living Areas
- ❖ **Kitchen Backsplash** - Subway Tile





Welden Ridge – Standard Selections

Floor Coverings

- ❖ **Engineered Hardwood (Foyer, Great Room, Kitchen, Dining, Breakfast)** - Mohawk LVL 1
- ❖ **Ceramic Tile (Baths, Laundry)** * Daltile LVL 1
- ❖ **Carpet (Bedrooms, Stairs, Loft)** - Mohawl (Top Card) - LVL 1
- ❖ **Carpet Pad** - 5.5 lb.- Up 1

Appliances

- ❖ **Dishwasher** - G.E. - GDF530PS
- ❖ **Disposal (1/2 HP)** - G.E. - GFC525
- ❖ **Microwave** - G.E. - JVM6175S
- ❖ **Range** - G.E. - JB655S

"Behind The Walls"

- ❖ **Wall Framing** - Primary 2x4 Walls - 2x6 Where Specified on Plans *16" on Center
- ❖ **Floor Joists (*If Applicable)** - Engineered Wood I-Joists (*19.2" On Center) (14" Depth)
- ❖ **Insulation** - *Batt Insulation in Walls, *Blown Fiber Glass in Ceilings, *Caulked Studs & Electrical Boxes
- ❖ **Roof Trusses** - Engineered Pre-Fabricated Wood Trusses
- ❖ **Drywall** - * 1/2" on Walls and Ceilings, *5/8" Fire Rated on Garage Ceilings, * 1/2 " Mold Resistant Around Tubs in Bathrooms

9-14-2021

