

AMBER FOREST

Welcome to Amber Forest

Amber Forest is tucked away in the center of Lewisville off of Amber Forest Lane. The highly sought-after location, excellent school district, and convenience to amenities will make Amber Forest the perfect place to call home!

Amber Forest Homes Starting in High \$300's

This community offers seven large lots, allowing for basement or crawl space homes. Amber Forest home prices will start in the \$300's. The five plans available will range from 2300-2600 square feet and boast some main-level living and bonus spaces.

Utilities

City of Winston-Salem Revenue Division (Water)

Duke Energy



ARDEN
HOMES SIMPLY BUILT BETTER

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Development plans, site plans and renderings are conceptual. All features, specifications and amenities contained herein are illustrative only, and are subject to change at any time.
®Equal Housing Opportunity.



Available Floor Plans



COTTON GROVE

2 Story • 2,341 Sq. Ft.

3 Bedrooms | 3.5 Bathrooms

Main Level Master, Study, & 2nd Story Loft
Floor Plan & Elevation Options



LEDFORD

2 Story • 2,313 Sq. Ft.

4 Bedrooms | 2.5 Bathrooms

Main Level Master, Covered Porch
Floor Plan & Elevation Options



ABBOTT

2 Story • 2,431 Sq. Ft.

4 Bedrooms | 3 Bathrooms

Main Level Master, Main Level Guest, Loft
Floor Plan & Elevation Options



SOUTHMONT

2 Story • 2,386 Sq. Ft.

4 Bedrooms | 3 Bathrooms

Main Level Master, Main Level Guest, Loft
Floor Plan & Elevation Options

Available Floor Plans



ASTER

1.5 Story • 2,647 Sq. Ft.
3 Bedrooms | 3.5 Bathrooms
Main Level Master, Study, Bonus
Floor Plan & Elevation Options



KNOLLWOOD

1.5 Story • 2,657 Sq. Ft.
3 Bedrooms | 3.5 Bathrooms
Main Level Master, Study
Floor Plan & Elevation Options

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Amber Forest – Standard Selections

Exterior Finishes

- ❖ **Garage Door** – Amarr® – Hillcrest 1000
- ❖ **Foundation** – Crawl Space
- ❖ **Concrete Patio** – 12x12 w/ Slab, 4x4 w/ Crawl Space (Size Per Plan)
- ❖ **Roofing** – GAF Timberline® – 30 Year – Architectural
- ❖ **Windows** – White – Single Hung Vinyl – *Low E, Argon Filled – No Jamb Extensions
- ❖ **Front Door** – 6 Panel Smooth Fiberglass
- ❖ **Stone Veneer** – Centurion Stone® – Choice of Style/Color (Per Plan)
- ❖ **Brick Veneer** – Pine Hall – Tidewater Series (Per Plan)
- ❖ **Vinyl Siding** – 5" Double Dutch Lap
- ❖ **Board & Batten** – Vinyl (Per Plan)
- ❖ **Shakes** – Vinyl (Per Plan)
- ❖ **Shutters** – Vinyl
- ❖ **Porch Ceilings** – D5 Vinyl
- ❖ **Soffits** – D5 Vinyl
- ❖ **Fascia, Garage Door Surrounds, & Porch Beams** – PVC Coated Aluminum
- ❖ **Landscaping** – 1 Tree, 15 Shrubs, Seed & Straw Yard

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
- ❖ **Water Heater** – 50 Gallon Electric
- ❖ **Pedestal Sink (Powder Rooms)** – Mansfield – Alto
- ❖ **Water Closets** – Mansfield® – 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
- ❖ **Showers / Tub/Showers / Garden Tubs** – 1 Piece Fiberglass



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Heating & Air Conditioning

- ❖ **Heat Pumps** – Trane® 4TWR6
- ❖ **Thermostat** – Honeywell® Digital
- ❖ **Ductwork** – Sealed & Tested for Leaks

Electrical/Lighting

- ❖ **Interior Light Fixtures** – Progress Lighting® Fixture Package – Madison
- ❖ **Exterior Light Fixtures** – Progress Lighting® – Westport
- ❖ **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 Fans** – Great Room, Master Bedroom
- ❖ **Ceiling Fan Prewires** – Bedrooms, Loft, Bonus
- ❖ **Flood Lights** – (1) Over Patio
- ❖ **Can Lights** – (5) Kitchen Ceiling, Over Tubs/Showers
- ❖ **Wall Conduit** – Installed over Fireplace to Run AV Cables in Wall

Interior Finishes

- ❖ **Interior Doors** – Hollow Core w/Choice of Door Style
- ❖ **Interior Door Hardware** – Better Home Products® – Marina – Brushed Nickel
- ❖ **Front Door Handle Set** – Better Home Products® – Van Ness – Brushed Nickel
- ❖ **Cabinets (Kitchen & Baths)** – Level 1
- ❖ **Cabinet Hardware** – Richelieu Board – Any Selection
- ❖ **Granite Kitchen Countertops** – Granite – Level 1
- ❖ **Vanity Bathroom Tops** – Quartz – Silestone – Blanco Matrix 1.2 cm
- ❖ **Bath Accessories** – Better Home Products® – Soma – Brushed Nickel or Chrome
- ❖ **Ceiling Paint** – Sherwin Williams® – Bright Ceiling White Flat
- ❖ **Wall Paint** – Sherwin Williams® – Flat w/Choice of Arden Approved Color
- ❖ **Trim Paint** – Sherwin Williams® – White Semi-Gloss
- ❖ **Closet Shelving** – Ventilated White Wire
- ❖ **Baseboard** – 4 1/4"
- ❖ **Door Casing** – 2 1/4" 356
- ❖ **Window Trim** – Drywall Returns
- ❖ **Crown Molding** – 1 Piece – 3 5/8" #49 – Downstairs Living Areas
- ❖ **Kitchen Backsplash** – Subway Tile

**** FIREPLACES ARE OPTIONAL ****



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Amber Forest – Standard Selections

Floor Coverings

- ❖ **Laminate Hardwood (Foyer, Kitchen, Dining Room, Kitchen, Breakfast, Great Room)** – Mohawk – Revwood – Bradford
- ❖ **Vinyl (Bath & Laundry)** – Mohawk – Duracor Plus
- ❖ **Carpet (Bedrooms, Loft, Study, Stairs)** – Mohawk – Top Card® – Level 1
- ❖ **Carpet Pad** – 5.5 lb. – Up 1

Appliances

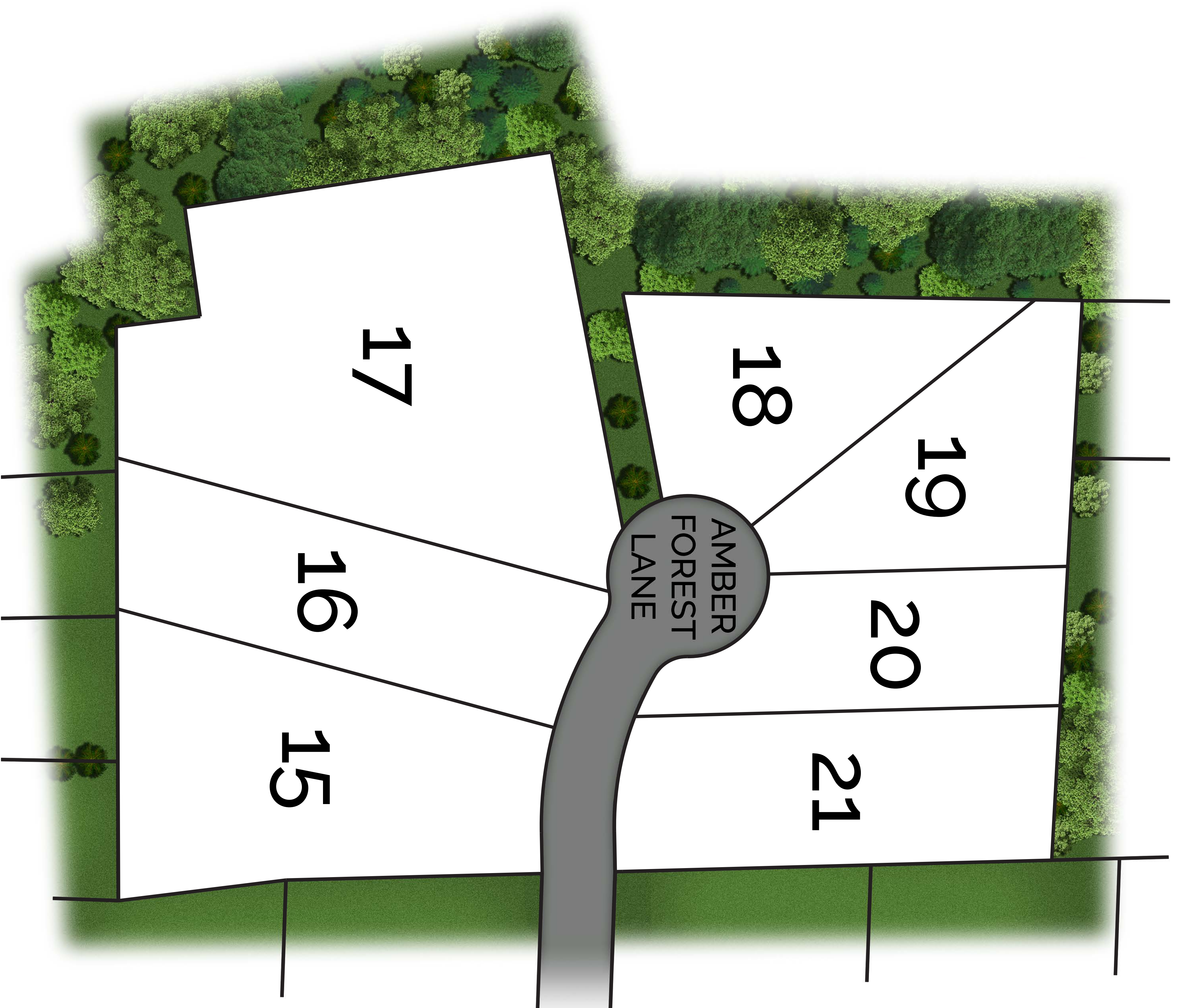
- ❖ **Dishwasher** – GDF530PSMSS
- ❖ **Disposal** – GFC525
- ❖ **Over-The-Range Microwave** – JVM6175SKSS
- ❖ **Electric Smoothtop Range** – JB655SKSS

“Behind The Walls”

- ❖ **Wall Framing** – Primary 2x4 Walls – 2x6 Where Specified on Plans – 16” on Center
- ❖ **Floor Joists** – Engineered Wood I-Joists
- ❖ **Insulation** – Batt Insulation in Walls, Blown Fiber Glass in Ceilings, Caulked Studs & Electrical Boxes
- ❖ **Roof Trusses** – Engineered Pre-Fabricated Wood Trusses
- ❖ **Dry Wall** – 1/2” on Walls and Ceilings, 5/8” Fire Rated on Garage Ceilings, 1/2” Mold Resistant around Tubs in Bathrooms

9-14-2021





- Available Homesite
- Inventory Home
- Model
- Sold
- Under Contract/Reserved



In the continuing effort to improve our homes, builder reserves the right to modify the interior and exterior design, specifications, locations, sizes, design features and prices of the homes. Modifications may vary by home and are subject to change without notice. All dimensions and square footages are approximate and can vary in production. No representations of any type are made by this floor plan. Colors shown are approximate representations of actual materials and are not intended to be an exact color match. Please consult our sales representative for details.

