

THE FARM

at CEDAR HOLLOW



Welcome to The Farm at Cedar Hollow

The Farm at Cedar Hollow lies in the heart of a tract of more than 400 acres of woods and farmland once owned by the Jessup family. The amenities are designed to appeal to families who are attracted to outdoor and nature-oriented activities. Homeowners and their families will enjoy the green space and natural walking trails found throughout the community, along with a planned community outdoor activity area to open this year. The Farm at Cedar Hollow is five minutes from Gunter's Crossing Shopping Center and approximately twenty minutes from Friendly Shopping Center in Greensboro. A commute to downtown Greensboro, Moses Cone Hospital, and the Piedmont Triad International Airport is less than twenty-five minutes. Charlotte is less than two hours away and Raleigh is one and a half hours away.

The Farm at Cedar Hollow Homes Starting in \$600's

Multiple phases are underway, featuring beautifully wooded lots within walking distance of the new Haw River State Park. Homes range in price from \$600,000 to \$700,000.

Utilities

Private Well and Septic

Duke Energy

Piedmont Natural Gas

Spectrum

AT&T





DJ McGarrigan BROKER/REALTOR®
 336.392.5945
 DJ@McGarriganGroup.com



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



OAK CREST

2 Story • 3,402 Sq. Ft.
4 Bedrooms | 3.5 Bathrooms
Main Level Master, 2nd Story Bonus
Floor Plan & Elevation Options



ROLLER MILL

2 Story • 3,378 Sq. Ft.
4 Bedrooms | 3.5 Bathrooms
Main Level Master
Floor Plan & Elevation Options



ROLLER MILL II

2 Story • 3,500 Sq. Ft.
4 Bedrooms | 3.5 Bathrooms
Main Level Master
Floor Plan & Elevation Options



HERITAGE BRIDGE

2 Story • 3,401 Sq. Ft.
4 Bedrooms | 4 Bathrooms
Bonus Room, Loft
Floor Plan & Elevation Options

Available Floor Plans



BIRCH HAVEN COURTYARD

1.5 Story • 2,715 Sq. Ft.

3 Bedrooms | 3 Bathrooms

Main Level Master, Bonus Room

Floor Plan & Elevation Options



The Farm at Cedar Hollow – Standard Selections

Exterior Finishes

- ❖ **Garage Door** – Amarr® – Hillcrest 1000 w/ Hardware & Glass in Top Panel
- ❖ **Foundation** – Brick Crawl Space
- ❖ **Deck** – Treated Deck (Size Per Plan)
- ❖ **Roofing** – GAF Timberline® – 30 Year – Architectural
- ❖ **Windows** – Pella-Encompass – Single Hung Vinyl
- ❖ **Stone Veneer** – Centurion Stone® – Choice of Style/Color (Per Plan)
- ❖ **Board & Batten** – Fiber Cement
- ❖ **Shakes** – Fiber Cement
- ❖ **Shutters** – Vinyl
- ❖ **Porch Ceilings** – Vinyl
- ❖ **Soffits** – Vinyl
- ❖ **Garage Door Trim & Front Porch Beam** – Composite Wrap
- ❖ **Front Door** – Southwood – Mahogany – Andalusia

Plumbing

- ❖ **Lavatory Fixtures** – Moen® – Eva or Brantford – Chrome
- ❖ **Kitchen Sink Fixture** – Moen® – Brantford 7581C – Chrome
- ❖ **Tub/Shower Fixture** – Moen® – Eva or Brantford – Chrome
- ❖ **Garden Tub Fixture** – Moen® – Eva or Brantford – Chrome
- ❖ **Hot Water Heater** – American® 50 Gallon Gas Direct Vent
- ❖ **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
- ❖ **Master Bathroom Shower** – Tiled Floors w/ LVL 1 Ceramic Tile Walls w/Niche
- ❖ **Master Bathroom** – Garden Tub – Fiberglass Slide-In w/ Apron
- ❖ **Guest Bath Tub/Shower** – 1 Piece Fiberglass

Heating & Air Conditioning

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





The Farm at Cedar Hollow – Standard Selections

Electrical/Lighting

- ❖ **Light Fixtures** – Allowance of \$4000
- ❖ **Kitchen Island Pendants** – (2) Per Selected Package
- ❖ **Switch & Outlet Covers** – Standard – White
- ❖ **Cable Outlets** – (2) Total Per Buyer Selects
- ❖ **Ceiling Fans** – Great Room, Master Bedroom, & Loft/ Bonus
- ❖ **Ceiling Fan Prewires** – Bedrooms
- ❖ **Flood Lights** – (2) Total Per Buyer Selects
- ❖ **Can Lights** – Kitchen Ceiling, Over Tubs/Showers as Necessary
- ❖ **Wall Conduit** – Installed over Fireplace to Run AV Cables in Wall

Interior Finishes

- ❖ **Interior Doors** – REEB - MDF Doors w/ choice of Style: Princeton, Camden, Avalon, Bristol, Bostonian, Santa Fe, or Continental
- ❖ **Interior Door Hardware** – Better Home Products® – Noe Valley – Brushed Nickel
- ❖ **Front Door Handle Set** – Better Home Products® – Van Ness – Brushed Nickel
- ❖ **Cabinets (Kitchen, Baths, & Laundry)** – Level 1
- ❖ **Cabinet Hardware** – Richelieu Board – Any Selection
- ❖ **Kitchen Countertops** – Granite LVL 1 - 50/50 or 60/40 Undermount Stainless Steel Sink
- ❖ **Vanity Bathroom Tops** – Granite LVL 1 - Undermount White Porcelain Sink Bowls
- ❖ **Shower Doors** – Heavy Glass - Full Frameless – Brushed Nickel or Chrome – Clear Glass
- ❖ **Bath Accessories** – Better Home Products® – Miraloma Park – Brushed Nickel
- ❖ **Full Bath Mirrors** - 1/4" Plate Mirrors w/ Mirror Frames
- ❖ **Powder Room Mirror** - Hanging Decorative Frame
- ❖ **Fireplace Mantle** – Richland
- ❖ **Raised Fireplace Surround** – Slate
- ❖ **Gas Log Set** – Heatilator - Caliber 36
- ❖ **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 w/ White Laminate in Pantry & Master Bedroom Closet(s)





The Farm at Cedar Hollow – Standard Selections

- ❖ **Baseboard** – 5 1/4" Speed Base
- ❖ **Door Casing** – 3 1/4" SM445
- ❖ **Window Trim** – Stool on Bottom, Drywall Returns w/Casing
- ❖ **Crown Molding** – 5 1/4" – Downstairs and in Master Bedroom
- ❖ **Dining Room Trim** - Chair Rail & Backer
- ❖ **Stairs** - Open Stained Red Oak Trends w/ Painted Pine Risers
- ❖ **Stairwell Pickets** - Wood Square Balusters
- ❖ **Drywall Corners** - Bullnosed
- ❖ **Kitchen Backsplash** - Subway Tile

Floor Coverings

- ❖ **Hardwood (Foyer, Great Room, Kitchen, Dining, Breakfast, Powder, Master Bedroom, Study)** – 3 1/4" Red Oak Sand & Finish
- ❖ **Ceramic Tile (Baths, Laundry)** – Level 1
- ❖ **Carpet (Guest Bedrooms, Upstairs Hallway, Loft, Bonus)** – Mohawk – Welcomed Reward – Level 1
- ❖ **Carpet Pad** – 5.5 lb. – Up 1

Appliances

- ❖ **Appliance Package** - Frigidaire - Pro
- ❖ **Dishwasher** – FPID2498SF
- ❖ **Slide In Gas Range** - FFPGF3077QF
- ❖ **Over-the-Range Microwave** – FFPBM3077RF
- ❖ **Disposal** – Badger 1/2 HP

“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

9-22-2021



THE FARM

at CEDAR HOLLOW

