

JUNIPER GLEN

Welcome to Juniper Glen

Juniper Glen is a rare new construction in 27104! This new development sits on 3.5 acres of land in west Winston-Salem where eleven cluster-style homes reside, along with fully maintained yards. Juniper Glen is convenient to I-40 and Hwy 421 and within walking distance of local shopping, convenient grocery stores, and established eateries.

Juniper Glen Homes Starting in \$400's

These homes will range from 1,900-2,500 square feet, with prices ranging from the \$430s to the \$500s.

Homeowner's Association Dues & Coverage

The Juniper Glen Homeowners Association dues are \$275 per month. This covers use of common areas, streetscapes (lights, sidewalks, etc.) and full lawn maintenance!

Utilities

City of Winston-Salem Revenue Division (Water)

Duke Energy

Piedmont Natural Gas



ARDEN
HOMES SIMPLY BUILT BETTER

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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

Sycamore A



Sycamore B

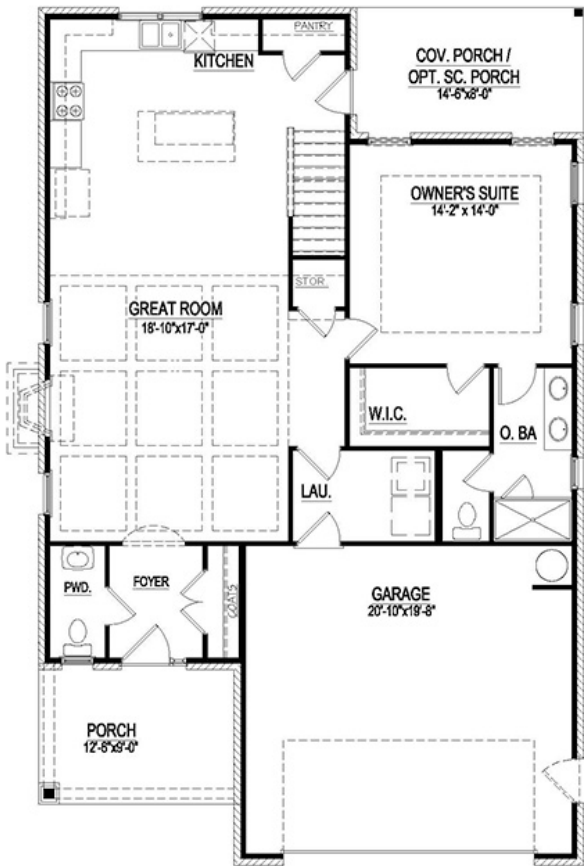


Sycamore C

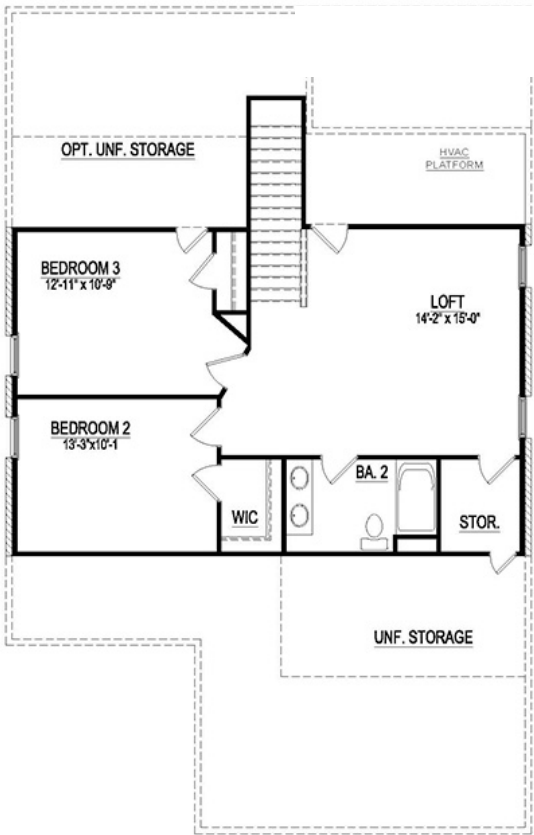


1.5 Story • 1,976 Sq. Ft.
3 Bedrooms | 2.5 Bathrooms
Elevation Options & Screened Porch

Floor Plan & Elevation



First Floor
Plan



Second Floor
Plan

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

Available Floor Plans

Sycamore A



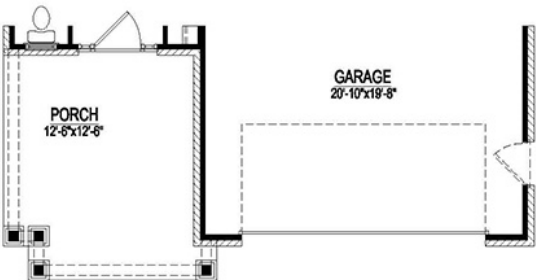
Sycamore B



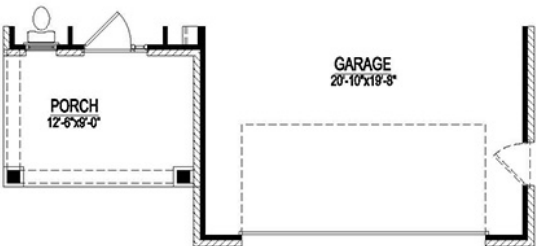
Sycamore C



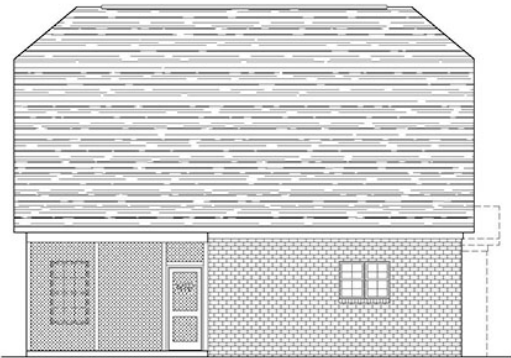
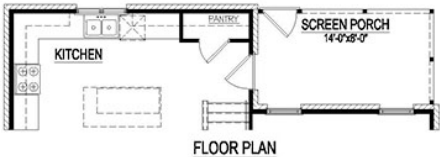
Floor Plan Options



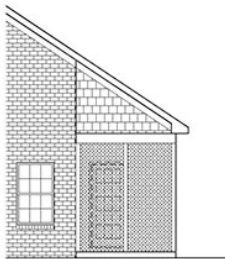
FIRST FLOOR PLAN - ELEV. B



FIRST FLOOR PLAN - ELEV. C



REAR ELEVATION



RIGHT ELEVATION

Screen Porch

Garage Options

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JUNIPER GLEN

Juniper Glen – 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** – Ply Gem 1500® – Single Hung Vinyl – Low E, Argon Filled
- ❖ **Stone Veneer** – Centurion Stone® – Choice of Style/Color (Per Plan)
- ❖ **Veneer Material** – Pine Hall Brick
- ❖ **Board & Batten** – Vinyl (Per Plan)
- ❖ **Shakes** – Vinyl – Foundry – Traditional or Weathered Collection (Per Plan)
- ❖ **Garage Door & Porch Beams Trim** – Miratec
- ❖ **Shutters** – Vinyl
- ❖ **Mailbox** – Decorative Mailbox
- ❖ **Porch Ceilings** – D5 Vinyl
- ❖ **Soffits** – D5 Vinyl

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
- ❖ **Water Heater** – American® 50 Gallon Gas Direct Vent (*Some Plans may call for Electric)
- ❖ **Pedestal Sink (Per Plan)** – Gerber® – Logan Square (22-555)
- ❖ **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** – LVL 1 Ceramic Tile Floors & Walls w/ Accent Trim & Niche (Shower Size Per Plan)
- ❖ **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



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Electrical/Lighting

- ❖ **Interior Light Fixtures** – Progress Lighting® Fixture Package – Replay
- ❖ **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, Loft
- ❖ **Ceiling Fan Prewires** – Bedrooms
- ❖ **Flood Lights** – (1) Buyer Selects 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** – Hollow Core w/Choice of Door Style
- ❖ **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 C
- ❖ **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® – Full Frame – Brushed Nickel – Clear Glass
- ❖ **Bath Accessories** – Better Home Products® – Miraloma Park – Brushed Nickel
- ❖ **Fireplace Mantle** – Richland
- ❖ **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
- ❖ **Kitchen Backsplash** – LVL 2 – Subway Tile or Tumbled Stone
- ❖ **Baseboard** – 5 1/4" Speed Base
- ❖ **Door Casing** – 3 1/4" SM445
- ❖ **Window Trim** – Stool on Bottom, Drywall Returns w/Casing
- ❖ **Crown Molding** – 1 Piece – 3 5/8" Downstairs and in Master Bedroom



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Floor Coverings

- ❖ **Engineered Hardwood** (Foyer, Kitchen, Dining, Breakfast, Great Room, Powder, Stairs – Profab Red Oak) – Level 1
- ❖ **Ceramic Tile** (Baths, Laundry, & Mud Room) – Level 1
- ❖ **Carpet** (Bedrooms, Loft, Study) – Level 1
- ❖ **Carpet Pad** – 6 lb.

Appliances

- ❖ **Dishwasher** – Frigidaire – Gallery – FF – GID2466QF
- ❖ **Disposal** – Badger 1/3 HP
- ❖ **Microwave** – Frigidaire – Gallery – FFGM – V176NTF
- ❖ **Range** – Frigidaire – Gallery – FFGEF3036TF

“Behind The Walls”

- ❖ **Wall Framing** – Primary 2x4 Walls – 2x6 Where Specified on Plans – 16" on Center
- ❖ **Floor Joists** – 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
- ❖ **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



- 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.

