

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 Mid \$300's

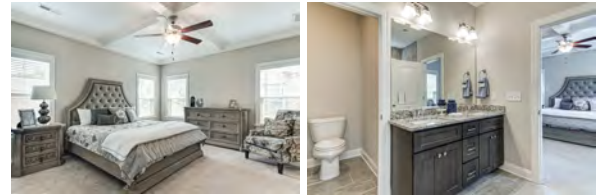
These homes will range from 1,900-2,500 square feet, with prices ranging from the \$360s to the \$450s.

Utilities

City of Winston-Salem Revenue Division (Water)

Duke Energy

Piedmont Natural Gas



ARDEN
HOMES SIMPLY BUILT BETTER

Amanda Heath, Broker/REALTOR®

336.682.6822

Amandaheathhmes@gmail.com



BERKSHIRE HATHAWAY
HomeServices
Carolinas Realty

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.
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Available Floor Plans

Emery A



Emery B

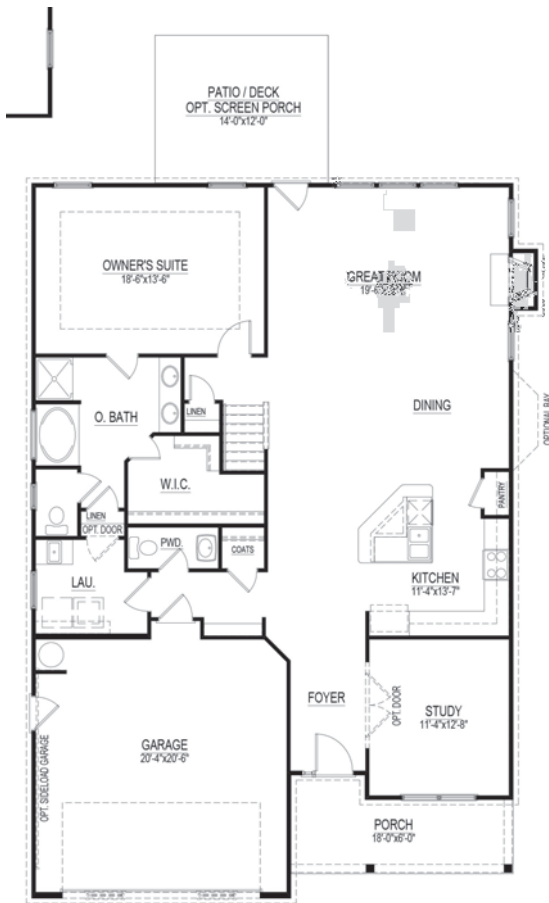


Emery C

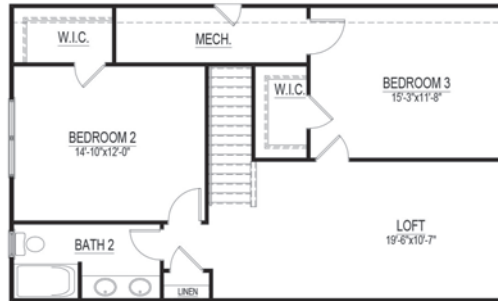


1.5 Story • 2,649 Sq. Ft.
3 Bedrooms | 2.5 Bathrooms
Screened Porch

Floor Plan & Elevation Options



First Floor Plan



Second Floor Plan



Optional Second Floor



Optional Bonus Room



Optional Screened Porch



Optional Sunroom

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

Available Floor Plans

Sherwood A



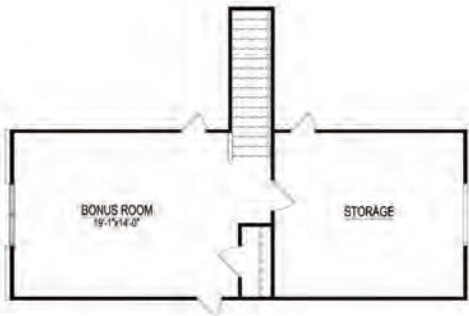
Sherwood B



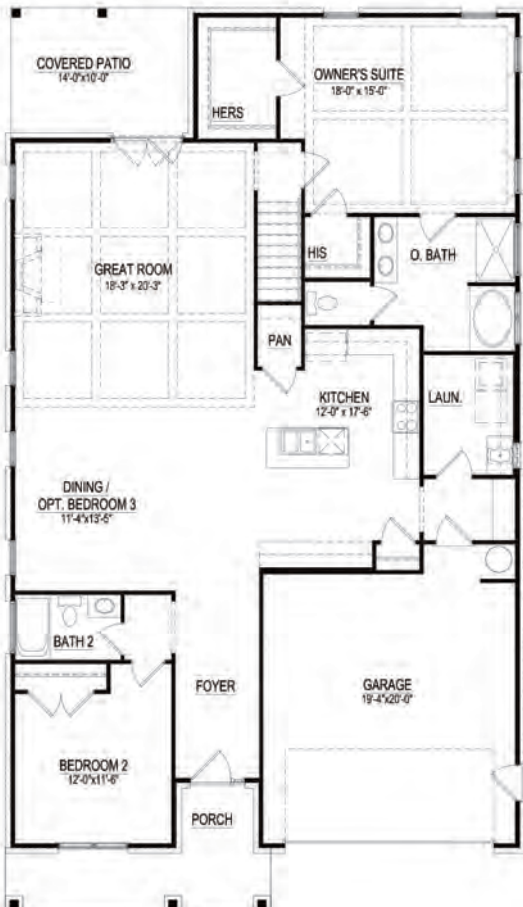
Sherwood C



1.5 Story • 2,345 Sq. Ft.
3 Bedrooms | 2.5 Bathrooms
Second Story loft & Main Level Master
Floor Plan & Elevation Options



Second Floor Plan



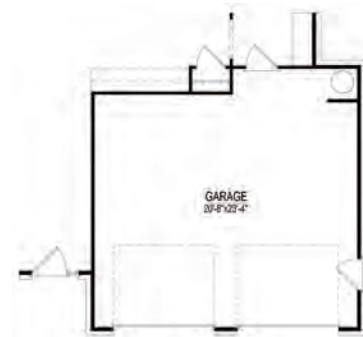
First Floor Plan



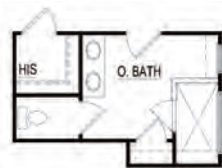
Optional Bedroom 3



Optional Island Placement



Optional Extended Garage



Optional Walk-In Shower 1



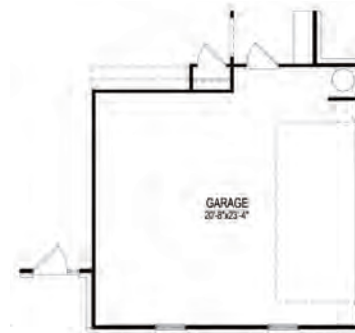
Optional Walk-In Shower 2



Optional Screened Porch



Optional Sunroom



Optional Side Load Garage

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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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Juniper Glen – Standard Selections

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, 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 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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Juniper Glen – Standard Selections

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

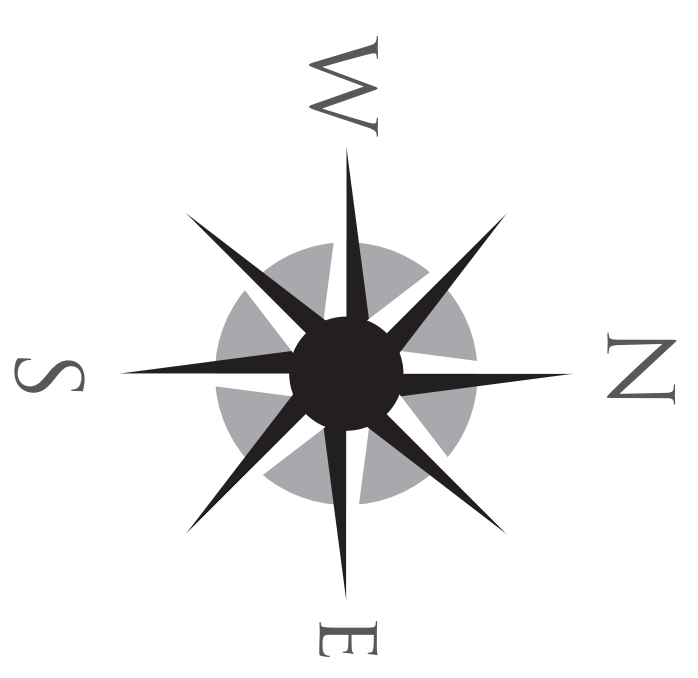
“Behind The Walls”

- ❖ **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



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