



Welcome to Montrachet

Residents will enjoy easy access to all amenities afforded by the Town of Lewisville and enjoy easy access to a variety of extensive shopping, dining, and entertainment choices. Also nearby are all the nationally known and fully-accredited higher learning institutions located in Winston-Salem: Wake Forest University, Salem College, Winston-Salem State University, and the North Carolina School of the Arts. Nearby US Highway 421 and Interstate 40 provide convenient access to other towns and cities. If proximity to top-rated health care is a high priority to you and your family, rest easy knowing that the renowned doctors at Wake Forest University Baptist Medical Center and Forsyth Medical Center are just minutes away. See for yourself why living at Montrachet is a more elegant way of life!

Montrachet Homes Starting in Low \$500's

Montrachet is an exclusive luxury subdivision situated in western Forsyth County, approximately fifteen minutes from downtown Winston-Salem, North Carolina. Montrachet includes a gated security entrance, private streets, curb and gutter, public water, individual and community septic service, underground utilities, and security lighting. Homes range in price from \$500,000 to \$600,000.

Utilities

Private Well and Septic

Duke Energy

Piedmont Natural Gas



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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



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



Montrachet – 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





Montrachet – 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)





Montrachet – 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

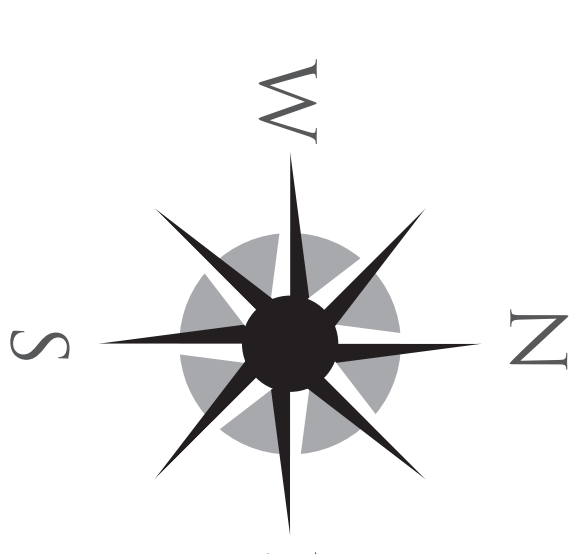
“Behind The Walls”

- ❖ **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



- 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.

