

SEDGEWICK

Welcome to Sedgewick

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

Sedgewick Homes Starting in Low \$400's

The community will provide 14 large wooded lots, allowing for basement or crawl space homes. The six plans available will range from 2300-2600 square feet and boast some main-level living and bonus spaces. Sedgewick home prices will start in the low \$400's.

Utilities

City of Winston-Salem Revenue Division (Water)

Duke Energy



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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

Sedgewick – 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



Sedgewick – Standard Selections

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 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 ****



Sedgewick – 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

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