



# SOUTHGREEN

at

## WELDEN

VILLAGE

### Welcome to Welden

Developed by PM Development, Welden Village is located in southern Kernersville within the Heart of the Triad. Welden Village also features robust local shopping and entertainment venues just around the corner. And with its proximity in the Piedmont Triad, Welden Village has a larger metropolitan region for employment, higher education, extensive cultural experiences, and additional recreational amenities. Kernersville is a thriving community that has all the conveniences of larger surrounding cities while still maintaining authentic small town charm.

### Southgreen Homes Starting in the mid \$400s

Our homesites encompass vernacular architecture, historic character, attention to detail. Small town charm with front porch style.

### Homeowner's Association Dues & Coverage

The Welden Village Property Owners Association dues are \$72 per month. This covers use of common areas, such as Hammock Park, our dog park and other squares, parks and trails. There are several active clubs in Welden Village that members may participate in as well, including a garden club and a holiday committee. The use of and reduced class fees at Kernersville Family YMCA and group fitness classes at the Cone Health MedCenter Kernersville wellness facility is also provided.

### 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

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### BAKER

2 Story • 2,149 Sq. Ft.

3 Bedrooms | 3 Bathrooms

Main Level Master, & 2nd Story Loft

Floor Plan & Elevation Options



### BESSEMER

2 Story • 2,634 Sq. Ft.

4 Bedrooms | 3.5 Bathrooms

Main Level Master, 2nd Story Loft, Covered Porch

Floor Plan & Elevation Options



### CRIDLAND

2 Story • 2,458 Sq. Ft.

4 Bedrooms | 3 Bathrooms

Loft

Floor Plan & Elevation Options



### BRANDT

2 Story • 2,653 Sq. Ft.

4 Bedrooms | 3.5 Bathrooms

Main Level Master, 2nd Story Loft

Floor Plan & Elevation Options



# Available Floor Plans

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## FARRIS

2 Story • 2,471 Sq. Ft.

3 Bedrooms | 2.5 Bathrooms

Main Level Master, 2nd Story Loft,  
Covered Porch

Floor Plan & Elevation Options



## FISHER II

1.5 Story • 2,532 Sq. Ft.

3 Bedrooms | 3.5 Bathrooms

Main Level Master, Bonus Room

Floor Plan & Elevation Options



## WESTERWOOD

2 Story • 2,967 Sq. Ft.

4 Bedrooms | 3.5 Bathrooms

Main Level Master, 2nd Story Loft

Floor Plan & Elevation Options



## LYNWOOD w/ BONUS

2 Story • 2,222 Sq. Ft.

3 Bedrooms | 2.5 Bathrooms

Main Level Master, 2nd Story Loft,  
Bonus, Storage

Floor Plan & Elevation Options

## Available Floor Plans

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### TABOR

2 Story • 2,483 Sq. Ft.

3 Bedrooms | 2.5 Bathrooms

Main Level Master, 2nd Story Loft

Floor Plan & Elevation Options





## Southgreen – Standard Selections

### Exterior Finishes

- ❖ **Foundation** – MonoSlab
- ❖ **Siding** - James Hardie ColorPlus Fiber Cement
- ❖ **Board & Batten & Smooth Board Siding** - James Hardie ColorPlus Fiber Cement
- ❖ **Shakes** - Vinyl
- ❖ **Soffits** - Double 5" Vinyl
- ❖ **Fascia** - Aluminum Wrap
- ❖ **Garage Door Jambs & Porch Beams** - James Hardie Trim
- ❖ **Corner & Frieze Boards** - James Hardie Trim
- ❖ **Shutters** - Vinyl - Per Plan
- ❖ **Gable Brackets & Accents** - Fypon or Synthetic Equivalent - Per Plan
- ❖ **Porch Ceilings** - Double 5" Vinyl Soffit
- ❖ **Roofing** - GAF Timberline - Architectural - Choice of Color: Charcoal, Weathered Wood, or Pewter Gray
- ❖ **Windows** - White - Single Hung - GBG
- ❖ **Exterior Window Trim** - Front of House Only ( Per Plan)
- ❖ **Exterior Doors** - Front Doors - 6 Panel - Smooth Fiberglass - Patio Doors - Smooth Fiberglass (Per Plan) \*Optional Garage Service Door - Steel
- ❖ **Garage Door** - Amarr - Hillcrest 1000 w/ Blue Ridge Hardware
- ❖ **Concrete Flatwork (Sidewalks, Driveway)** - Concrete (Brushed Finish)
- ❖ **Concrete Patio** - Size Per Plan
- ❖ **Landscaping** - Package 1 on Front Load Garage Plans - Package 1 w/ Full Sod on Alley Fed Garage Plans

### 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** – 50 Gallon Gas Direct Vent or Electric (Per Plan)
- ❖ **Pedestal Sink (Per Plan)** - Gerber - Logan Square (22-555)
- ❖ **Water Closets** – Elongated Standard Height – White
- ❖ **Water Lines** – Pex Water Lines
- ❖ **Kitchen Sink** – 18 Gauge Stainless Steel Undermount w/ Choice of: 50/50 Two Bowl or 60/40 Two Bowl
- ❖ **Master Bathroom Shower** – Fiberglass Pan w/ LVL 1 Ceramic Tile Walls w/ Single Shampoo Niche. Shower Size Per Plan
- ❖ **Tub/Shower** – 1 Piece Fiberglass
- ❖ **Garden Tub** - Fiberglass





## Southgreen – Standard Selections

### Heating & Air Conditioning

- ❖ **Gas Furnace** – Trane® 80% Gas
- ❖ **Air Conditioning Unit** – Trane® XR16 - 16 Seer
- ❖ **Thermostat** – Honeywell® Digital
- ❖ **Ductwork** – Sealed & Tested

### Electrical/Lighting

- ❖ **Interior Light Fixtures** – Progress Lighting® – Replay Package
- ❖ **Exterior Light Fixtures** – Progress Lighting® – Westport Series
- ❖ **Switch & Outlet Covers** – Standard - White - No Dimmers
- ❖ **Cable Outlets** – 1 in Great Room, 1 in Master Bedroom, and 1 in Loft/Bonus
- ❖ **Great Room Ceiling Fan** – Progress® Lighting – Aipro Ceiling Fan
- ❖ **Loft/Bonus/Master Bedroom Ceiling Fans** – Progress® Lighting – Aipro Ceiling Fan
- ❖ **Ceiling Fan Prewires** – In Bedrooms & Covered/Screen Porches
- ❖ **Recessed Can Lights** – 3-5 in Kitchen Ceiling, Over Tubs/Showers as Necessary
- ❖ **Wall Conduit** – Installed Over Fireplace to Run AV Cables in Wall

### Interior Finishes

- ❖ **Interior Doors** – Choice of Door Style – Hollow Core
- ❖ **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 1 – Stained Finish
- ❖ **Kitchen Cabinet Uppers** – All 42 Uppers
- ❖ **Granite Kitchen Countertops** – Granite – Level 1
- ❖ **Vanity Bathroom Tops** – Quartz – Silestone – Blanco Matrix 1.2 cm – w/ Undermount White Porcelain Sink Bowls (Rectangular or Oval)
- ❖ **Standard Countertop Edge Profile** – Pencil Edge
- ❖ **Shower Doors (Only Master Bathroom)** – Full Frame – Brushed Nickel – Clear Glass
- ❖ **Bath Accessories** – Better Home Products – Miraloma Park – Brushed Nickel
- ❖ **Wall Paint** – Sherwin Williams Flat w/ Choice of 1 Arden Approved Color
- ❖ **Ceiling Paint** – Sherwin Williams – Bright Ceiling White Flat
- ❖ **Trim Paint** – Sherwin Williams – Semi-Gloss – Extra White
- ❖ **Closet Shelving** – Ventilated White Wire
- ❖ **Kitchen Backsplash** – LVL 1 Subway Tile

**\*\* FIREPLACES ARE OPTIONAL \*\***







## Southgreen – Standard Selections

### Trim Package

- ❖ **Baseboard** - 5 1/4" MDF Speed Base
- ❖ **Door Casing** - 3 1/4" 445
- ❖ **Window Trim** - Stool on Bottom w/ Drywall Returns & 445 Casing
- ❖ **Crown Molding** - 3 5/8" #49 (Main Living Areas Only)
- ❖ **Stairwell** - Carpeted Pine Box
- ❖ **Newel Posts** - F4175
- ❖ **Handrail** - 6010 Red Oak
- ❖ **Balusters** - 1 1/4" Painted Wood Square

### Floor Coverings

- ❖ **Engineered Hardwood (Foyer, Great Room, Kitchen, Dining, Breakfast, Powder)** - Mohawk LVL 1 - Weatherby Birch 5"
- ❖ **Ceramic Tile (Baths, Laundry)** \* Straight or Running Bond Pattern - Daltile LVL 1
- ❖ **Carpet (Bedrooms, Stairs, Hallway, Loft, & Study)** - Mohawk - LVL 1 - Welcomed Reward
- ❖ **Carpet Pad** - 5.5 lb.

### Appliances

- ❖ **Dishwasher** - G.E. - GDF550PSRSS
- ❖ **Disposal** (1/3 HP) - G.E. - GFC525N
- ❖ **Microwave** - G.E. - JVM6175SKSS
- ❖ **Range** - G.E. - JB655SKSS

### "Behind The Walls"

- ❖ **Wall Framing** - Primary 2x4 Walls - 2x6 Where Specified on Plans \*16 on Center
- ❖ **Floor Joists** - Engineered Wood I-Joists
- ❖ **Insulation** - \*Bath in Walls, \*Blown Fiber Glass in Ceilings, \*Caulked Studs & Electrical Boxes
- ❖ **Roof Trusses** - Engineered Pre-Fabricated Wood Trusses
- ❖ **House Wrap** - Barricade
- ❖ **2nd Floor Subfloor** - Huber Blue Edge

9-14-2021

