



# WELDEN RIDGE



EST. 2018

## 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.

## Welden Ridge Homes Starting from the Low-Mid \$300s

Welden Ridge will consist of 53 low maintenance homes including 25 brick twinhomes. Home designs have been thoughtfully drafted to suit home buyers looking for comfortable, one level living.

## Homeowner's Association Dues & Coverage

A \$200 fee will cover maintenance of the common areas as well as full landscaping maintenance of the homes in Welden Ridge. Welden Ridge homeowners will also be part of the master association, with current dues of \$66/month. Welden Ridge Homeowners will also have full access to all of the Welden amenities. Welden Ridge HOA Dues Total = \$266/month

## Utilities

- City of Winston-Salem Revenue Division (Water)
- Duke Energy
- Piedmont Natural Gas



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BERKSHIRE HATHAWAY  
 HomeServices  
 Carolinas Realty

# Available Floor Plans

## Kirkwood A & B



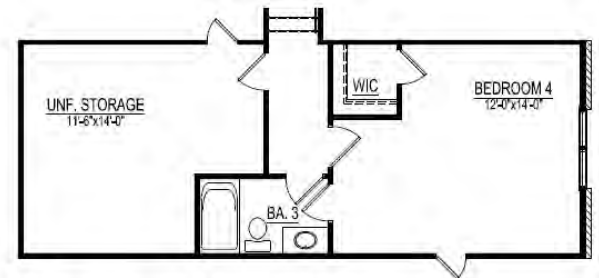
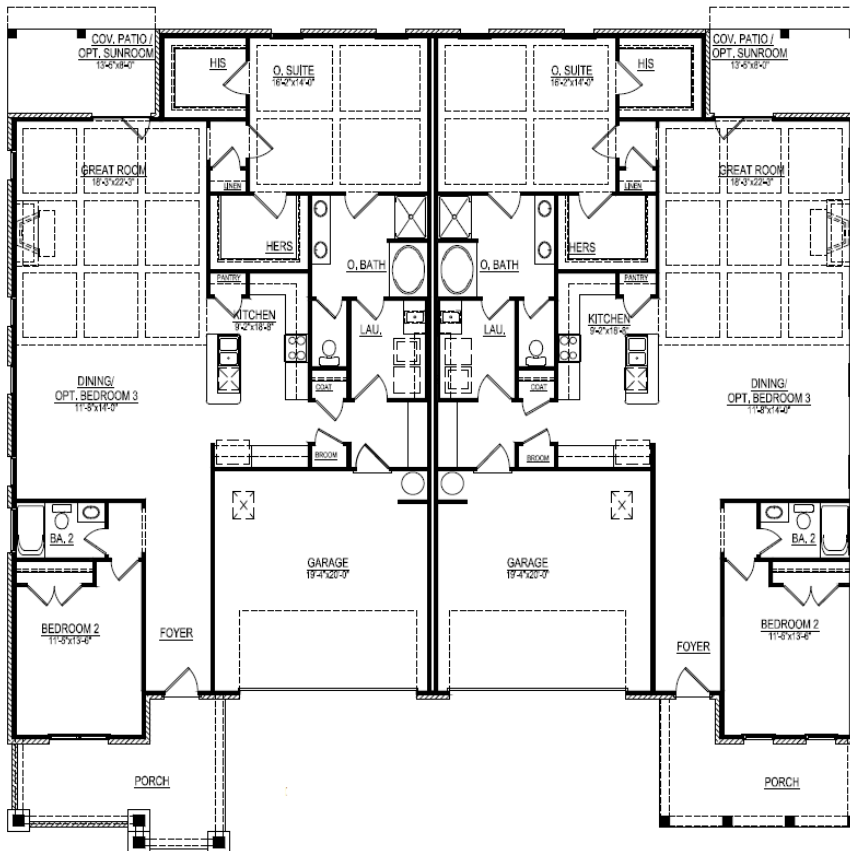
**1 Story • 1,879 Sq. Ft.**  
**2 Bedrooms | 2 Bathrooms OR**  
**3 Bedrooms | 2 Bathrooms**  
**Main Level Master**  
**Covered Porch**

## Kirkwood C & D

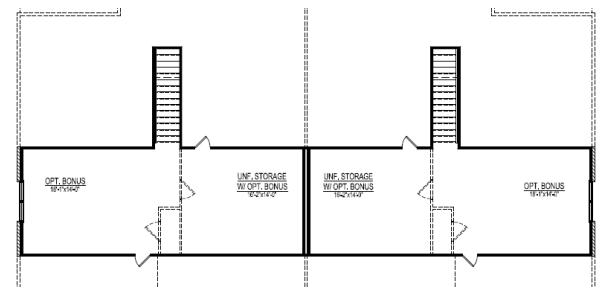


**Floor Plan Options Include:**

- Optional Second Floor with Bonus & Unfinished Storage
- Optional Second Floor with Bed/ Bath & Unfinished Storage
- Screened Porch



Optional finished BR and BA upstairs



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

# Available Floor Plans

## Starmount A & B

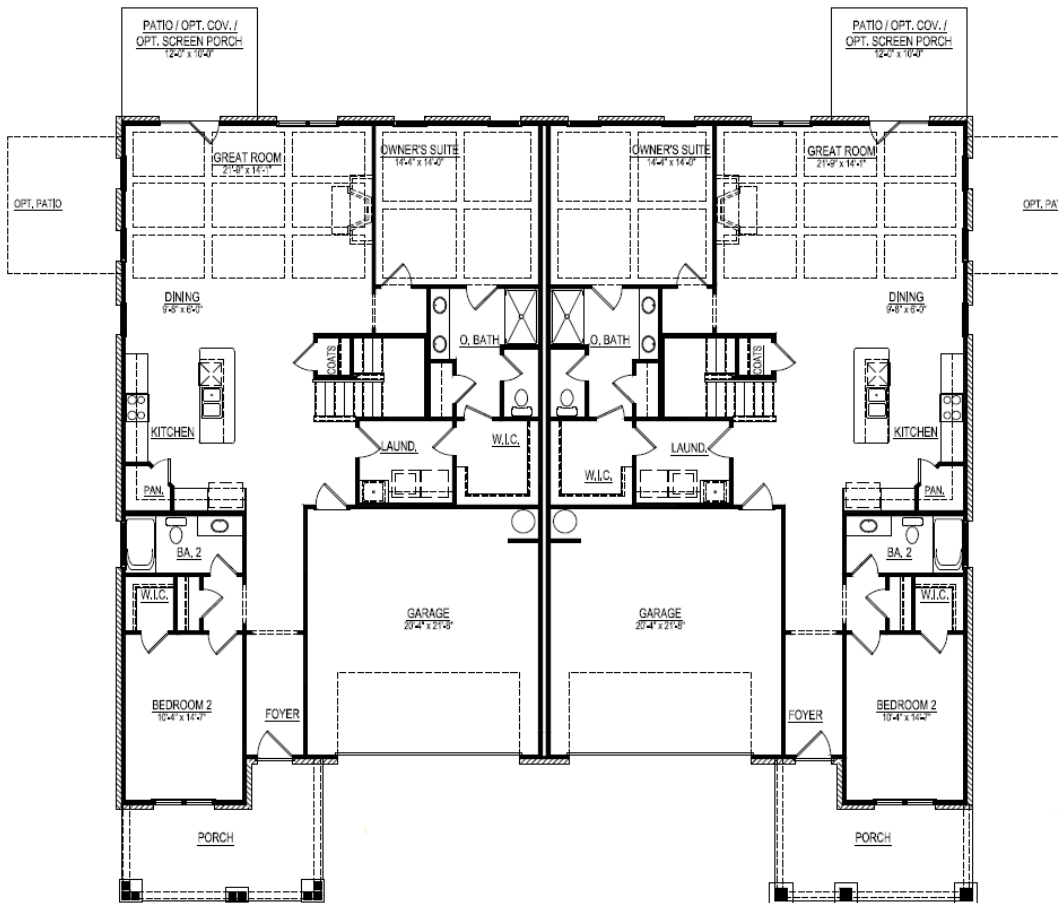


**1.5 Story • 2,197 Sq. Ft.**  
**3 Bedrooms | 3 Bathrooms**  
**Main Level Master**

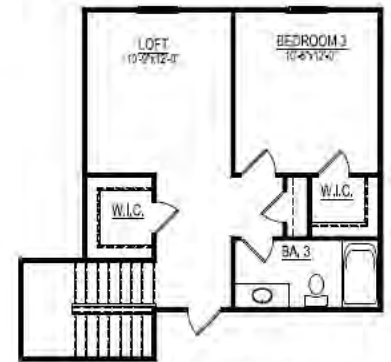
## Starmount C & D



**Floor Plan Options Include:**  
 • **2nd Floor Bedroom & Loft**



OR



Optional upstairs layout

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



## Welden Ridge – 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** - MI 4300 - Single Hung Vinyl - White - \*Low E, Argon Filled
- ❖ **Stone Veneer** - Centurion Stone - Choice of Style/Color (Per Plan)
- ❖ **Brick Veneer Material** - General Shale
- ❖ **Board & Batten** - Fiber Cement
- ❖ **Shakes** - Vinyl - Foundry - Traditional or Weathered Collection (Per Plan)
- ❖ **Shutters** - Vinyl
- ❖ **Soffits** - Double 5" Vinyl
- ❖ **Porch Ceilings** - Double 5" Vinyl

### 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
- ❖ **Hot Water Heater** – 50 Gallon Electric
- ❖ **Water Closets** – 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 Floor & Walls w/ Accent Trim & Niche
- ❖ **Guest Bath Tub/Shower** – 1 Piece Fiberglass







## Welden Ridge – Standard Selections

### Heating & Air Conditioning

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

### Electrical/Lighting

- ❖ **Interior Light Fixtures** – Progress Lighting® – Madison Package
- ❖ **Exterior Light Fixtures** – Progress Lighting® – Westport Series
- ❖ **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 Fan** - Great Room, Master Bedroom, Loft
- ❖ **Ceiling Fan Prewires** - Bedrooms
- ❖ **Flood Light(s)** - (1) - Buyer Selections 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** - 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
- ❖ **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 - Semi-Frameless - Brushed Nickel - Clear Glass
- ❖ **Bath Accessories** - Better Home Products - Miraloma Park - Brushed Nickel
- ❖ **Wall Paint** - Sherwin Williams Flat w/ Choice of Color
- ❖ **Ceiling Paint** - Sherwin Williams - Bright Ceiling White Flat
- ❖ **Trim Paint** - Sherwin Williams - White Semi-Gloss
- ❖ **Closet Shelving** - Ventilated White Wire
- ❖ **Baseboard** - 5 1/4" Speed Base
- ❖ **Door Casing** - 3 1/4" SM445
- ❖ **Window Trim** - Stool on Bottom, Drywall Returns w/ Casing
- ❖ **Crown Molding** - 3 5/8" #49 - Downstairs Living Areas
- ❖ **Kitchen Backsplash** - Subway Tile





## Welden Ridge – Standard Selections

### Floor Coverings

- ❖ **Engineered Hardwood (Foyer, Great Room, Kitchen, Dining, Breakfast)** - Mohawk LVL 1
- ❖ **Ceramic Tile (Baths, Laundry)** \* Daltile LVL 1
- ❖ **Carpet (Bedrooms, Stairs, Loft)** - Mohawl (Top Card) - LVL 1
- ❖ **Carpet Pad** - 5.5 lb.- Up 1

### Appliances

- ❖ **Dishwasher** - G.E. - GDF530PS
- ❖ **Disposal** (1/2 HP) - G.E. - GFC525
- ❖ **Microwave** - G.E. - JVM6175S
- ❖ **Range** - G.E. - JB655S

### "Behind The Walls"

- ❖ **Wall Framing** - Primary 2x4 Walls - 2x6 Where Specified on Plans \*16" on Center
- ❖ **Floor Joists (\*If Applicable)** - 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
- ❖ **Drywall** - \* 1/2" on Walls and Ceilings, \*5/8" Fire Rated on Garage Ceilings, \* 1/2 " Mold Resistant Around Tubs in Bathrooms

9-14-2021






# WELDEN RIDGE

-  Available
-  Reserved
-  Under Contract
-  Sold
-  First Phase
-  Second Phase

Map is for illustrative purposes only. Actual site conditions may vary and lot sizes, dimensions and layout are subject to change without notice.

# Meet the Team

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"My labradoodle, 'Brooks' is more spoiled than most humans, but he makes a great assistant!"

**Emily Dunlap**

336.978.6706

[Emily.Dunlap@bhhs Carolinas.com](mailto:Emily.Dunlap@bhhs Carolinas.com)



"As a member of the Sales Team and a Resident I can work and play in Welden Village. It is the best of both worlds!"

**Raymond Scott**

336.413.0431

[Raymond.Scott@bhhsyostandlittle.com](mailto:Raymond.Scott@bhhsyostandlittle.com)



"As a 22-year resident of Forsyth county, I am passionate about our growing community. I am the proud mom of two boys, four cats, two dogs, and two rambunctious parakeets!"

**Laura Blackwell**

336.407.6850

[Laura.Blackwell@bhhs Carolinas.com](mailto:Laura.Blackwell@bhhs Carolinas.com)



"Kernersville is my "stomping grounds". I grew up here and attended Kernersville Elementary School and graduated from East Forsyth High School- Go Eagles! I would love to help you make Kernersville your home too."

**Elizabeth Nannery**

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