



SPENCER HILL

Summerfield, North Carolina

ARDEN
HOMES SIMPLY BUILT BETTER

WELCOME TO SPENCER HILL

Starting in the \$600's

New to Summerfield, Spencer Hill is an extraordinary site for crafting your dream residence. Nestled in the popular Summerfield region along Lake Brandt Road, this upscale community unfolds its natural charm and tranquility.

Limited to 36 expansive estate lots, each ranging from .75 acres to 1.5 acres, all within a beautiful landscape surrounded by lush pasture and rolling hills.

The vision for Spencer Hill provides for alluring residences crafted exclusively from enduring brick, adorned with captivating stone and cedar accents, defining the architectural landscape. The meticulous attention to detail extends beyond the exterior, allowing you to choose from a variety of house plans, structural options, and elevations that can be tailored to reflect and enhance your unique lifestyle.

ARDEN
HOMES SIMPLY BUILT BETTER



Site Plan - Phase 1



Interactive Site Map available at www.ardenhomes.com

Dylan King
Sales Agent

336.991.8273

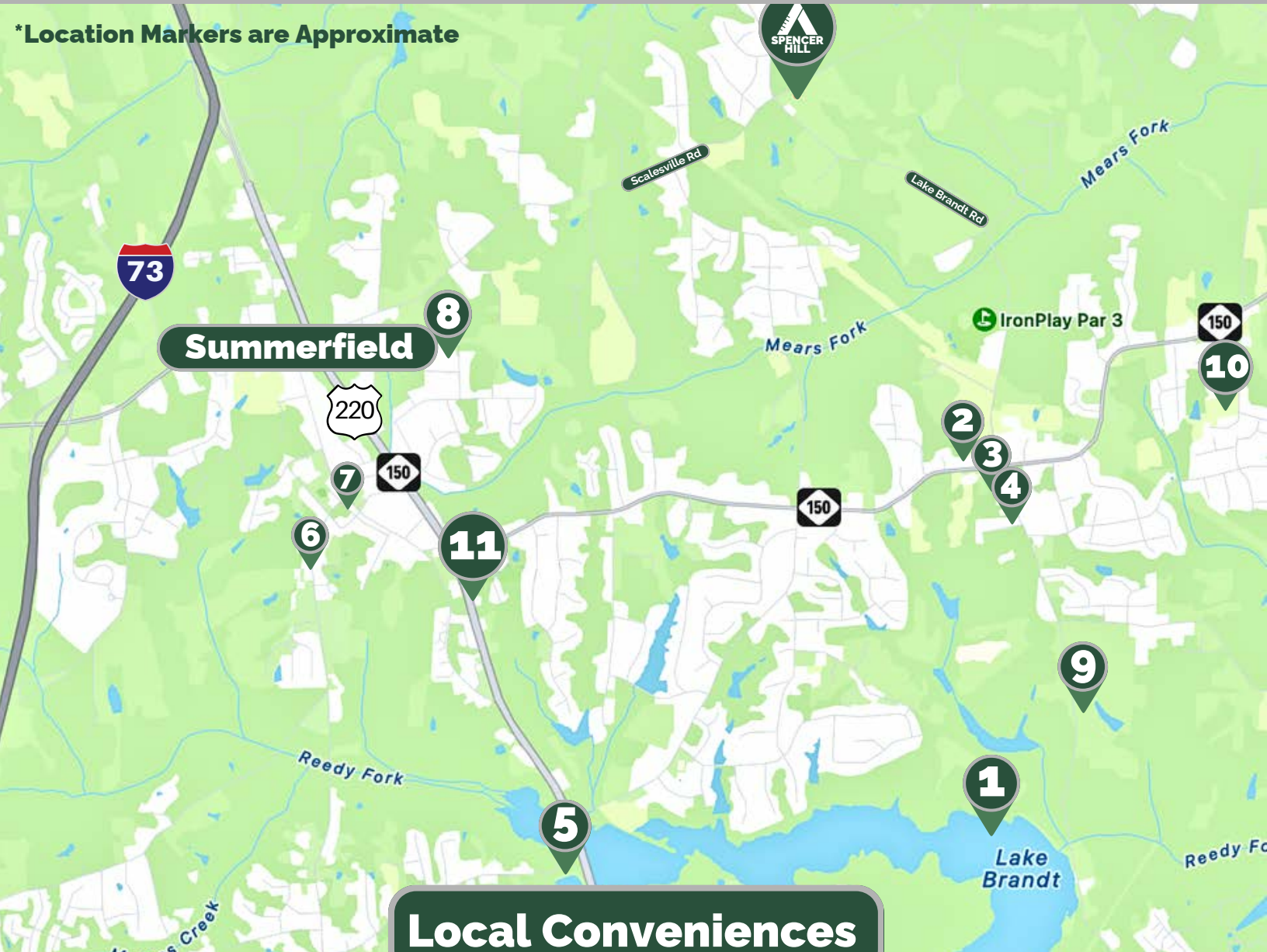
dylan@ardenhomes.com

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***Location Markers are Approximate**



Local Conveniences

1

Lake Brandt

2

Animal Hospital @ Lake Brandt

3

Village Beverages

4

Summerfield Family Dentistry

5

Lake Higgins

6

Summerfield Farms

7

Summerfield Fire Dept.

8

Summerfield Athletic Park

9

Reedy Fork Trail

10

Country Kennel

11

Battleground Ave

- Novant Health
- Pharmacies
- Shopping
- Dining
- Coffee Shops



Floor Plans

ASHEWOOD



SIDE LOAD GARAGE

EMERY



SIDE LOAD GARAGE

SOMERSET



SIDE LOAD GARAGE

**BIRCH
HAVEN**



SIDE LOAD GARAGE

AYDEN



SIDE LOAD GARAGE

BROOKDALE



SIDE LOAD GARAGE



Interactive Floor Plans available at www.ardenhomes.com

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dylan@ardenhomes.com





Floor Plans

**BIRCH HAVEN
COURTYARD**



**HERITAGE
BRIDGE**



**OAK
CREST**



**ROLLER
MILL**



**ROLLER
MILL II**



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Ashewood

A Two Story Floor Plan

Starting at

\$625,900

2217+ Sqft, 3 Bedrooms, 2-3 Bathrooms, Attached 2 Car Side Load Garage, Main Level Owner's Suite w/ WIC, Laundry Room, Open Concept Great Room w/ Fireplace, Dining Room, Kitchen w/ Island, Pantry, Upstairs Bonus Room, Covered Front & Back Porch

Elevation A



*Additional Options Available, Ask Representative

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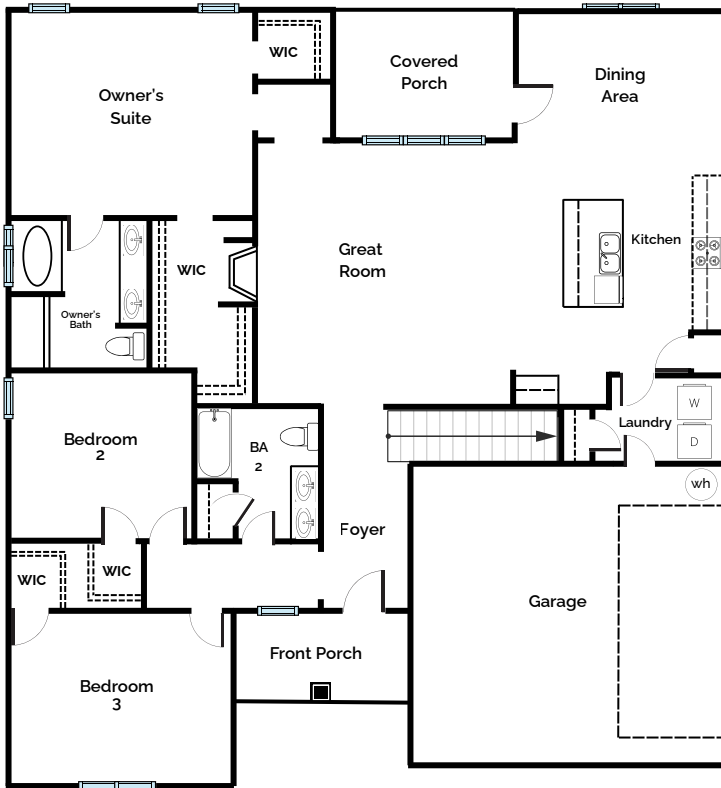
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Sales Representative
336.991.8273
dylan@ardenhomes.com



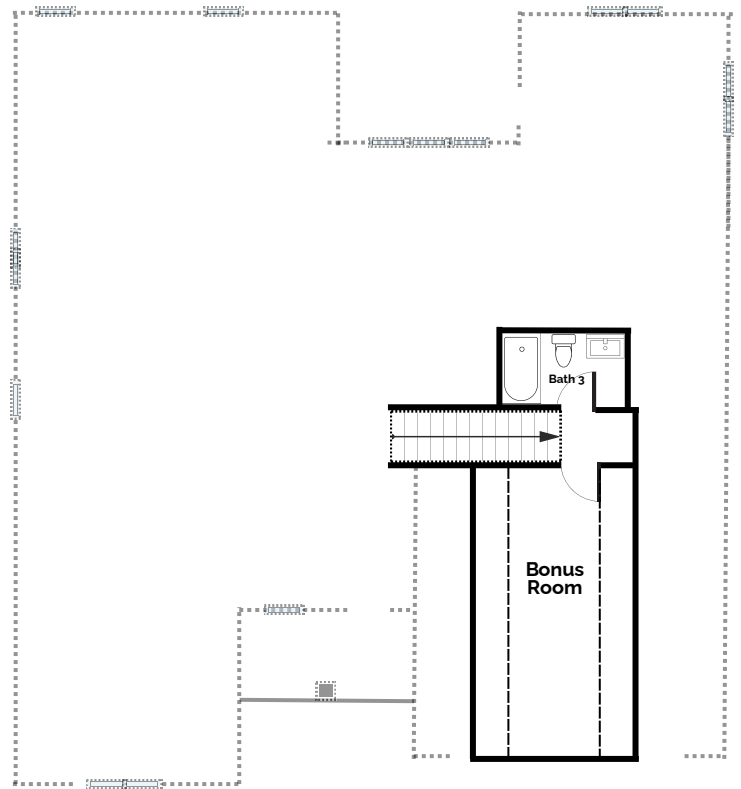


Ashewood Floor Plan

Main Level



Second Level



Floor Plan Options Coming Soon



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— Emery —

A Two Story Floor Plan

Starting at

\$625,900

2649+ Sqft, 3-4 Bedrooms, 2.5-3.5 Bathrooms, Attached Side Load 2 Car Garage, Main Level Owner's Suite w/ WIC, Laundry Room, Great Room w/ Fireplace & Dining Area, Kitchen w/ Island, Study, Loft, Covered Front Porch, Deck



[Click Here to Access the Interactive Floor Plan](#)



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Sales Representative
336.991.8273
dylan@ardenhomes.com



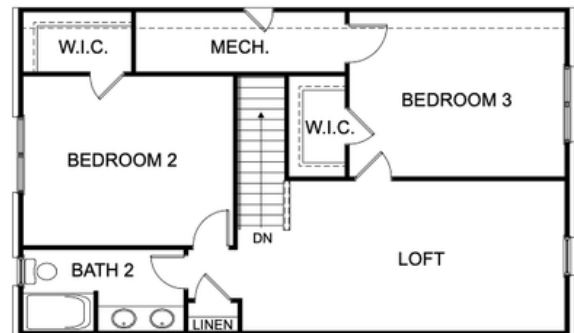


— Emery — Floor Plan

Main Level



Second Level



Floor Plan Options:

- Optional Screened-In Porch
- Optional Sun Room
- Optional Owner's Bath Walk-In Shower
- Optional Laundry Sink
- Optional Dining Bay Window
- Optional Second Level Bonus Room (Finished or Unfinished)

Alternative Layout Options:

- Alt. Second Level Layout (Adds Bedroom 4 & Bath 3)



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dylan@ardenhomes.com





— Somerset —

A Two Story Floor Plan

Starting at

\$639,900

2433+ Sqft, 3-4 Bedrooms, 2-3.5 Bathrooms, Attached Extended Side Load 2 Car Garage, Main Level Owner's Suite w/ WIC, Laundry Room, Family Room w/ Fireplace, Dining Room, Kitchen w/ Island & Pantry, Breakfast Area, Bonus Room, Covered Front Porch, Deck



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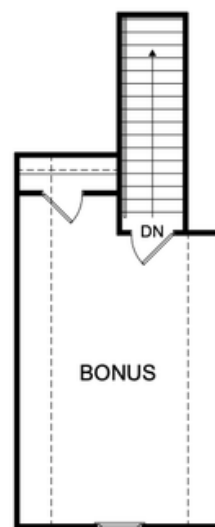
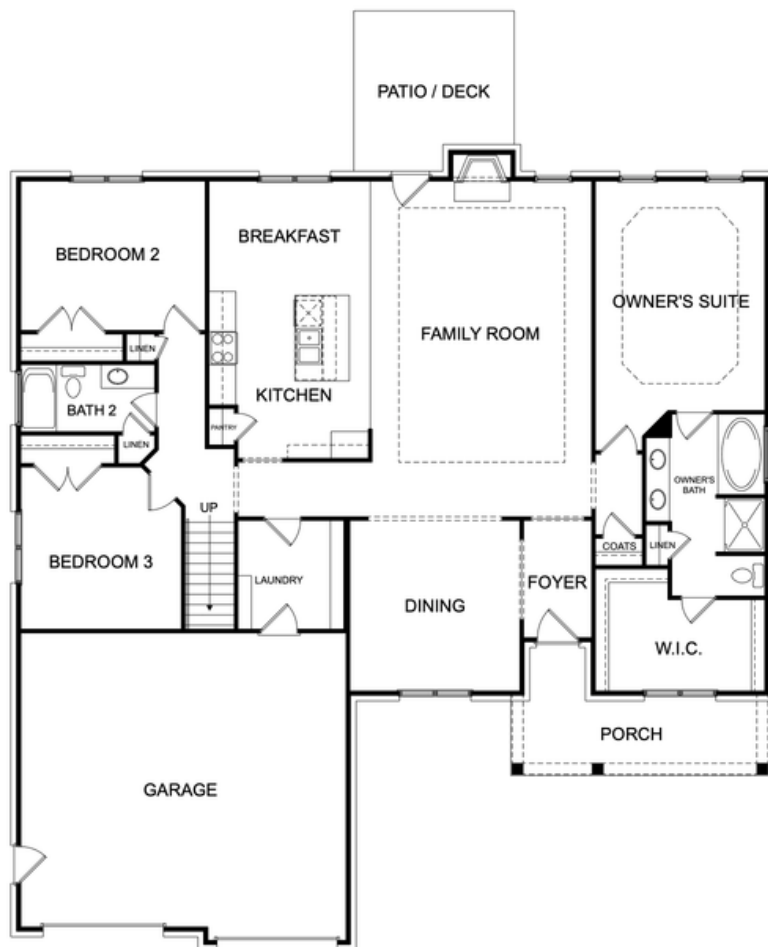




— Somerset — Floor Plan

Main Level

Second Level



Floor Plan Options:

- Optional Screened-In Porch
- Optional Sun Room (Removes Screened-In Porch)
- Optional Owner's Bath Walk-In Shower
- Optional Powder Room
- Various Porch Sizes (Per Elevation)
- Optional Full Bath 3 (Upper Bonus Room)
- Optional Dormer (Upper Bonus Room)



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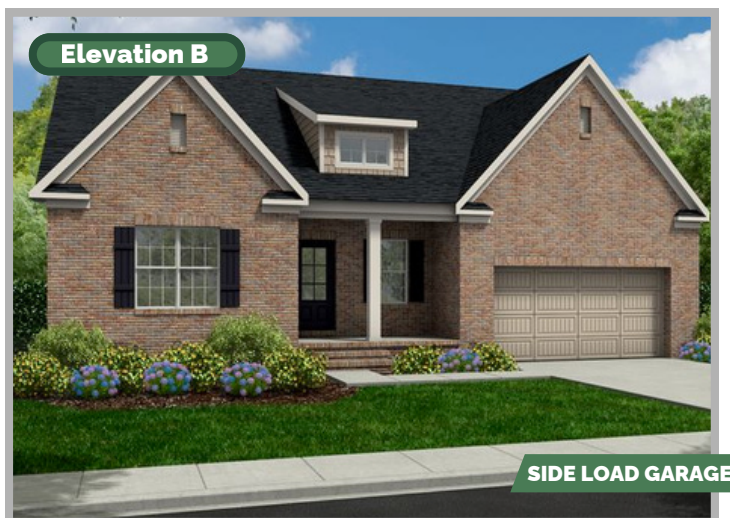
— Birch Haven —

A Two Story Floor Plan

Starting at

\$639,900

2578+ Sqft, 3-4 Bedrooms, 3 Bathrooms, Attached Side Load 2 Car Garage, Main Level Owner's Suite w/ WIC, Laundry Room, Great Room w/ Fireplace, Dining Room, Kitchen w/ Island & Walk-In Pantry, Breakfast Area, Loft, Storage Area, Covered Front & Back Porch



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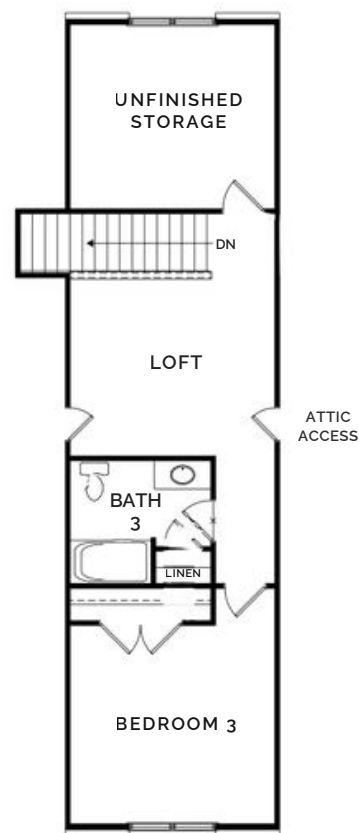


— Birch Haven — Floor Plan

Main Level



Second Level



Floor Plan Options:

- Optional Screened-In Porch
- Optional Dining Room Coffered Ceiling
- Great Room Options: Built-Ins, Coffered Ceiling, Tray Ceiling
- Optional Owner's Suite Tray Ceiling
- Optional Owner's Bath Walk-In Shower (Removes Tub)
- Optional Owner's Bath Upgrade (Ask Representative)
- Optional Study (Removes Dining Room)
- Optional Second Level Bedroom 4 (Removes Unfinished Storage Area)
- Optional Second Level Dormer (Extends Loft)
- Various Front Porch Sizes (Per Elevation)
- Optional Laundry Sink (Cabinet w/ Granite Top Also Avail.)



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Sales Representative
336.991.8273
dylan@ardenhomes.com





—Ayden—

A Two Story Floor Plan

Starting at

\$654,900

2831+ Sqft, 4 Bedrooms, 3 Bathrooms, Attached Side Load 2 Car Garage, Main Level Owner's Suite w/ WIC, Laundry Room, Great Room w/ Fireplace, Dining Room, Kitchen w/ Island & Walk-In Pantry, Loft, Covered Front & Back Porch



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Sales Representative
336.991.8273
dylan@ardenhomes.com



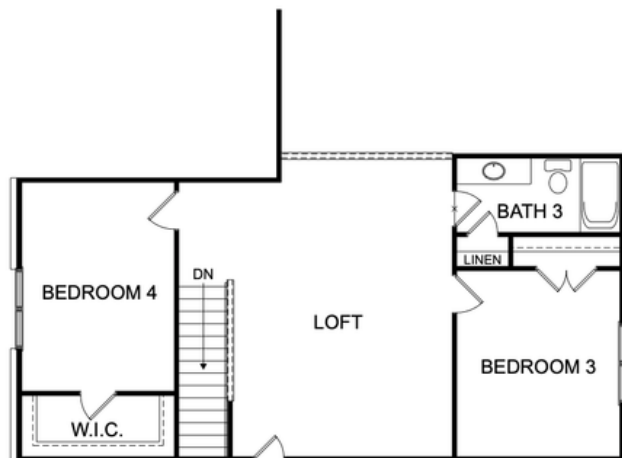


—Ayden— Floor Plan

Main Level



Second Level



Floor Plan Options:

- Optional Extended Covered Porch
- Optional Screened-In Porch (Extended Optional Also Avail.)
- Optional Sunroom (Removes Covered Porch)
- Optional Fireplace Location (Ask Representative)
- Optional Owner's Suite Walk-In Shower (Removes Garden Tub)
- Optional Extended Loft/Dormer (Second Level)
- Various Front Porch Sizes (Per Elevation)
- Optional Laundry Sink (Cabinet w/ Granite Top Also Avail.)
- Optional Study (Removes Bedroom 2)



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Sales Representative
336.991.8273
dylan@ardenhomes.com





— Brookdale —

A Two Story Floor Plan

Starting at

\$669,900

2747+ Sqft, 3-5 Bedrooms, 3.5-4.5 Bathrooms, Attached Side Load 2 Car Garage, Foyer, Main Level Owner's Suite w/ Sitting Space & WIC, Laundry Room w/ Drop Zone, Great Room, Dining Room, Kitchen w/ Island, Walk-In Pantry & Breakfast Area, Study, Storage Area, Covered Front & Back Porch



*Additional Options Available, Ask Representative

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336.991.8273
dylan@ardenhomes.com





— Brookdale —

Additional Elevations



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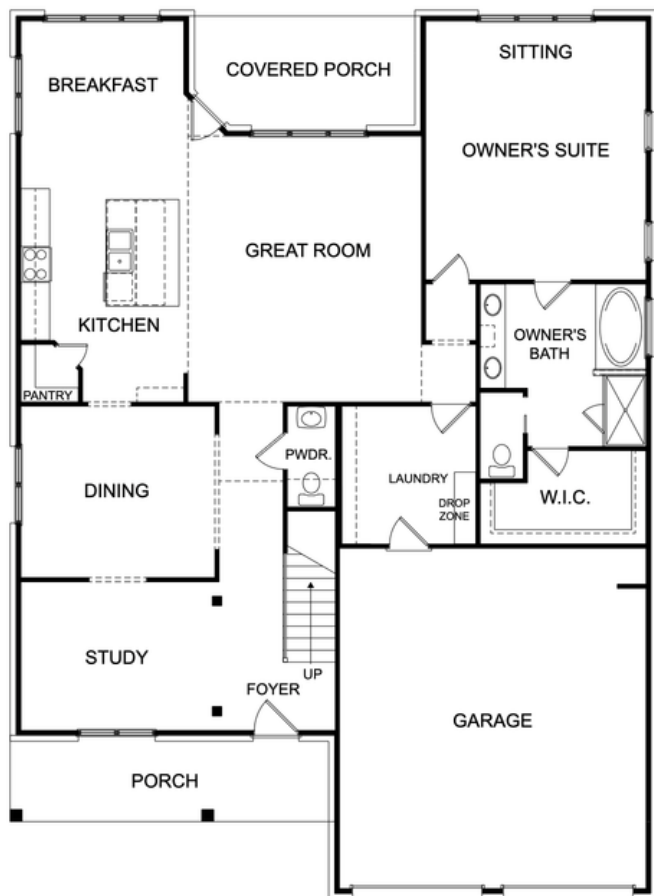
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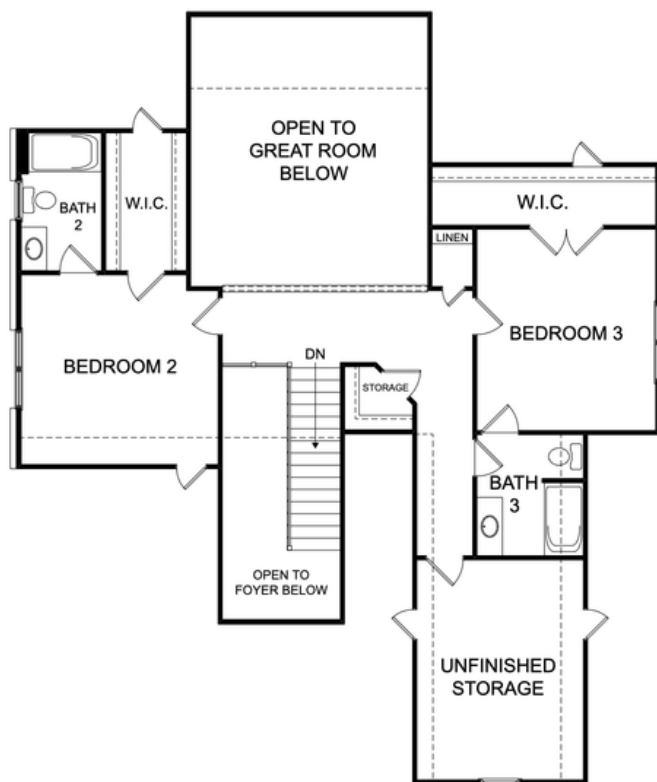


— Brookdale — Floor Plan

Main Level



Second Level



Floor Plan Options:

- Optional Screened-In Porch
- Optional Dining Room Coffered Ceiling
- Optional Great Room Built-Ins
- Optional Owner's Suite Walk-In Shower (Removes Garden Tub)
- Optional Bedroom 4 with Bath 4 (Removes Study)
- Optional Second Level Bedroom 5 OR Bonus Room (Removes Unfinished Storage Area)
- Various Front Porch Sizes (Per Elevation)
- Optional Laundry Sink (Cabinet w/ Granite Top Also Avail.)



— Birch Haven Courtyard —

A Two Story Floor Plan

Starting at

\$699,900

2715+ Sqft, 3-4 Bedrooms, 2.5-3.5 Bathrooms, Attached 2 Car Side Load Garage, Main Level Owner's Suite w/ WIC, Laundry Room, Great Room & Dining Room, Kitchen w/ Island, Pantry, Loft, Bonus Room, Covered Front & Back Porch



Elevation A



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dylan@ardenhomes.com

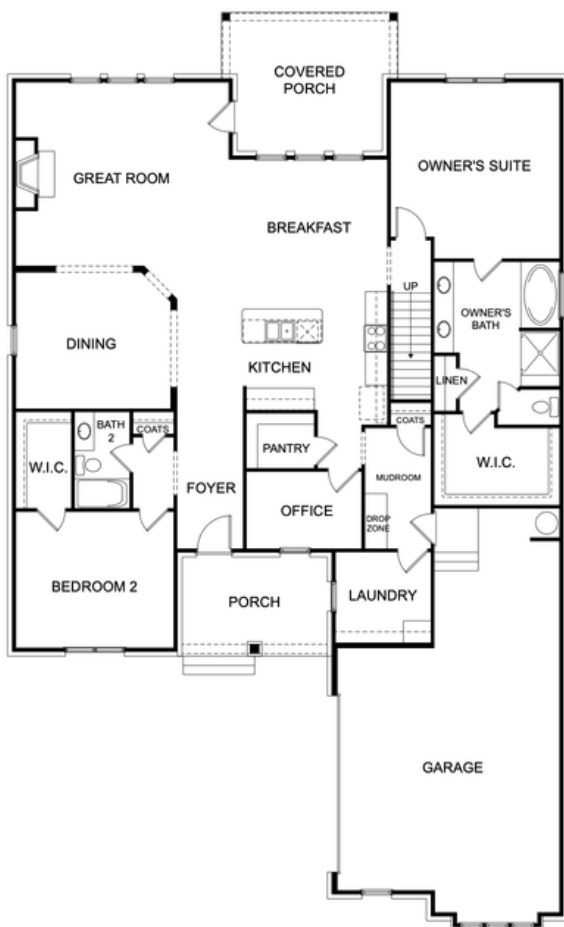




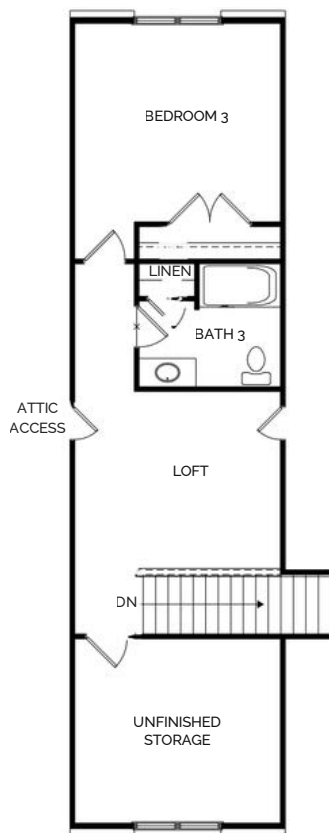
— Birch Haven Courtyard —

Floor Plan

Main Level



Second Level



Floor Plan Options:

- Optional Study (Removes Dining Room)
- Optional Owner's Bath Walk-In Shower
- Optional Office Desk Cabinets & Countertop
- Optional Laundry Sink (Optional Cabinets & Countertop Also Available)
- Optional Owner's Suite Tray Ceiling
- Optional Great Room Tray Ceiling
- Optional Great Room Built-Ins
- Optional Bedroom 4 (Removes Unfinished Storage Area)
- Optional Dormer Bonus Room



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Dylan King
Sales Representative
336.991.8273
dylan@ardenhomes.com





— Heritage Bridge —

A Two Story Floor Plan

Starting at

\$734,900

2715+ Sqft, 4-5 Bedrooms, 2.5-3.5 Bathrooms, Attached 2 Car Side Load Garage, Foyer, Main Level Owner's Suite w/ WIC, Laundry Room, Great Room w/ Fireplace, Dining Room, Kitchen w/ Island, Walk-In Pantry, Loft, Bonus Room, Covered Front Porch, Deck

Elevation A



Elevation B



Elevation C



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Sales Agent

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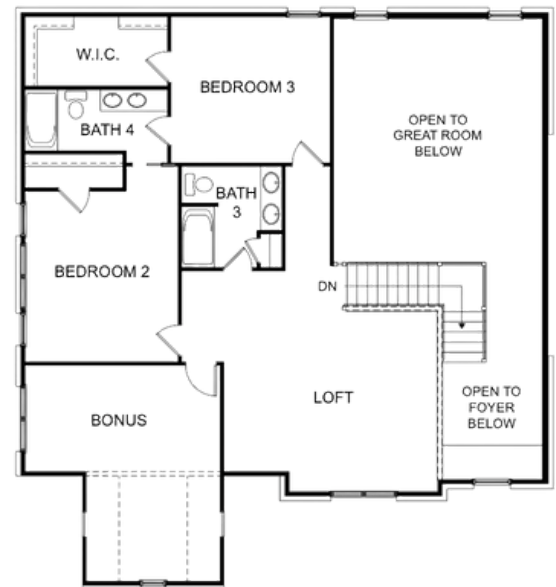


— Heritage Bridge —

Floor Plan

Main Level

Second Level



Floor Plan Options:

- Optional Screen Porch (Removes Deck)
- Optional Keeping Room (Removes Bedroom 4)
- Optional Gourmet Kitchen (Gas Cooktop, Vent Hood, Wall Oven & Built-In Microwave)
- Optional Owner's Bath Walk-In Shower
- Optional Study (Removes Dining Room)
- Optional 3rd Car Garage (Front or Side Load Available)
- Optional Bedroom 5 w/ WIC & Linen Closet (Removes Loft)

Alternative Layout Options:

- Alt. Fireplace Location w/ Built Ins



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Sales Agent
336.991.8273
dylan@ardenhomes.com





Oak Crest

A Two Story Floor Plan

Starting at

\$734,900

3401+ Sqft, 4-5 Bedrooms, 3.5 Bathrooms, Attached 2 Car Side Load Garage, Main Level Owner's Suite w/ WIC, Laundry Room, Office, Great Room w/ Fireplace, Dining Room, Kitchen w/ Island & Breakfast Area, Pantry, Bonus Room w/ WIC, Covered Front Porch, Deck



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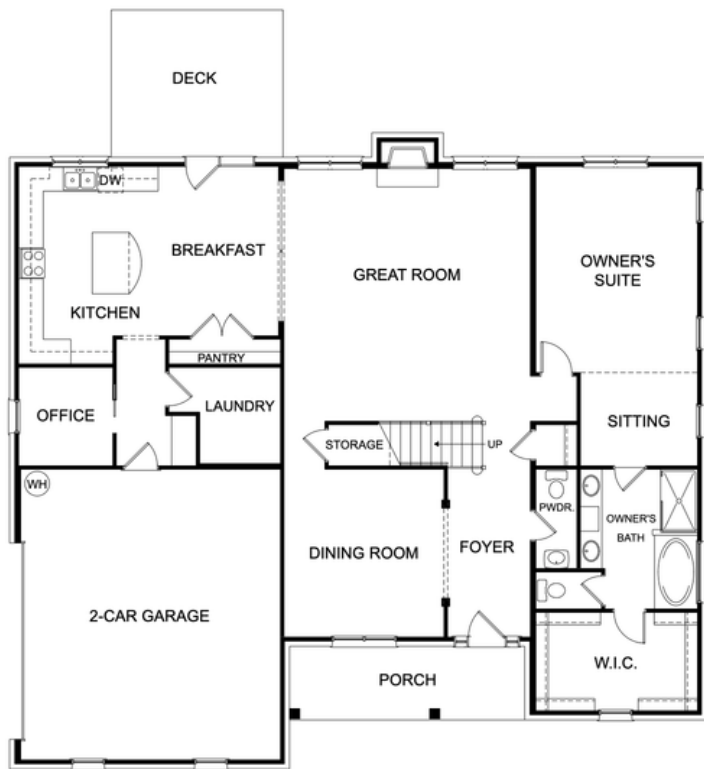
Dylan King
Sales Representative
336.991.8273
dylan@ardenhomes.com





—Oak Crest— Floor Plan

Main Level



Second Level



Floor Plan Options:

- Optional Screen Porch (Removes Deck)
- Optional Gourmet Kitchen (Gas Cooktop, Vent Hood, Wall Oven & Built-In Microwave)
- Optional Office Desk Cabinets w/ Countertop
- Optional Laundry Sink (Laundry Room Wall and/or Base Cabinets also available)
- Optional Owner's Suite Tray Ceiling
- Optional Owner's Bath Walk-In Shower (Garden Tub also available)
- Optional Dining Room Coffered Ceiling
- Optional 3rd Car Garage (Extends Upstairs Bonus Room)



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Dylan King
Sales Representative
336.991.8273
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— Roller Mill —

A Two Story Floor Plan

Starting at

\$755,900

3378+ Sqft, 4-5 Bedrooms, 3.5-4 Bathrooms, Attached 3 Car Side Load Garage, Main Level Owner's Suite w/ WIC, Laundry Room, Great Room w/ Fireplace, Living Room, Dining Room, Kitchen w/ Island, Walk-In Pantry, Breakfast Area, Second Level Unfinished Storage Area, Covered Front Porch, Deck



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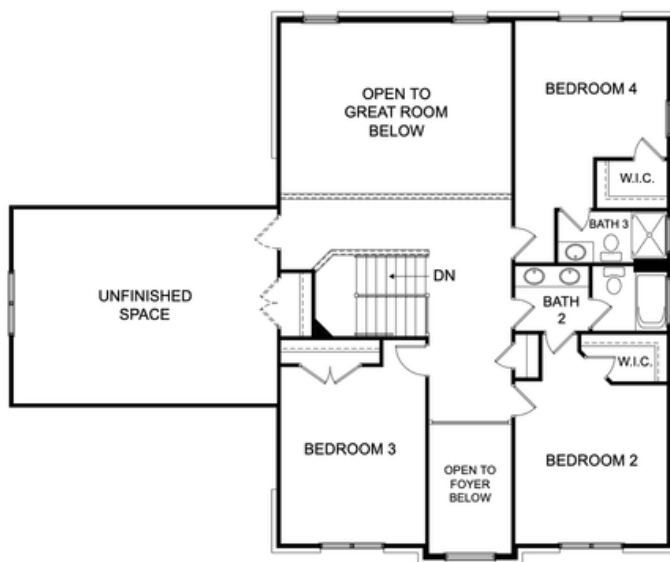
— Roller Mill —

Floor Plan

Main Level



Second Level



Floor Plan Options:

- Optional Screen Porch (Removes Deck)
- Optional Gourmet Kitchen (Gas Cooktop, Vent Hood, Wall Oven & Built-In Microwave)
- Optional Laundry Sink (Laundry Room Wall and/or Base Cabinets also available)
- Optional Coffered Dining Room Ceiling
- Optional Bathroom 4 (Removes Powder Room)
- Optional Bedroom 5 w/ Bath 4 (Removes Powder Room & Living Room)
- Optional Second Level Game Room (Removes Unfinished Storage Area)
- Optional Second Level Children's Retreat (Removes Second Level being Open to Great Room Below)



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Sales Representative
336.991.8273
dylan@ardenhomes.com





— Roller Mill II —

A Two Story Floor Plan

Starting at

\$774,900

3378+ Sqft, 4-5 Bedrooms, 3.5-4 Bathrooms, Attached 3 Car Side Load Garage, Main Level Owner's Suite w/ WIC, Laundry Room, Great Room w/ Fireplace, Living Room, Dining Room, Kitchen w/ Island, Walk-In Pantry, Breakfast Area, Large Second Level Unfinished Storage Area, Covered Front Porch, Deck



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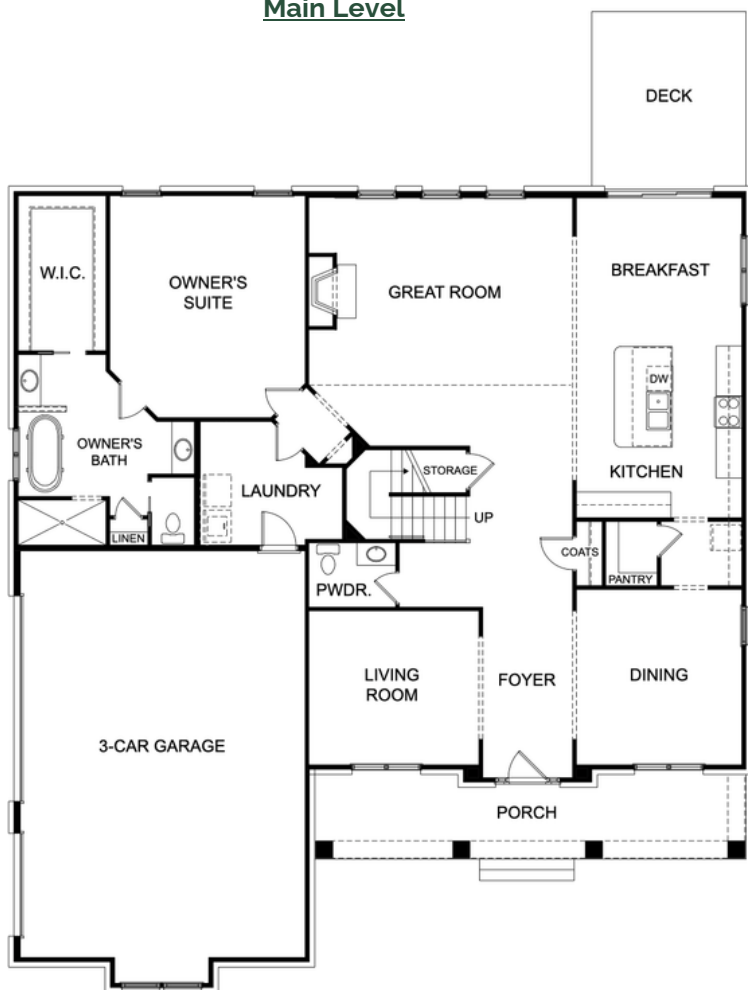
Dylan King
Sales Representative
336.991.8273
dylan@ardenhomes.com





— Roller Mill II — Floor Plan

Main Level



Second Level



Floor Plan Options:

- Optional Screen Porch (Removes Deck)
- Optional Gourmet Kitchen (Gas Cooktop, Vent Hood, Wall Oven & Built-In Microwave)
- Optional Laundry Sink (Laundry Room Wall and/or Base Cabinets also available)
- Optional Coffered Dining Room Ceiling
- Optional Butlers Pantry
- Optional Great Room Built-Ins
- Optional Study w/ French Doors (Removes Living Room)
- Optional Bathroom 4 (Removes Powder Room)
- Optional Bedroom 5 w/ Bath 4 (Removes Powder Room & Living Room)
- Optional Second Level Game Room (Removes Unfinished Storage Area)
- Optional Second Level Children's Retreat (Removes Second Level being Open to Great Room Below)



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Standard Selection Options

INTERIOR OPTIONS

INTERIOR PAINT



SNOWBOUND



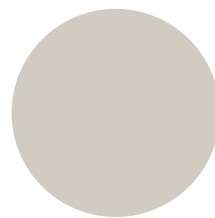
GREEK VILLA



DRIFT OF MIST



CRUSHED ICE

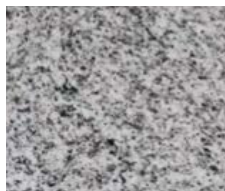
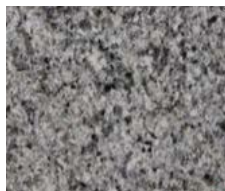


AGREEABLE GREY

CABINETS



GRANITE COUNTERTOPS



KITCHEN BACKSPLASH - 3X6 SUBWAY TILE



WHITE



DESERT GREY



BISCUIT



ALMOND



ARCTIC WHITE

FIREPLACE



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Standard Selection Options

FLOORING OPTIONS

ENGINEERED HARDWOOD



CARPET



FLOOR TILE - BATHS & LAUNDRY



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Standard Selections

Exterior Finishes

- **Foundation** - Crawl Space
- **Deck** - Treated Lumber
- **Roofing** - GAF Timberline® 30 Year - Architectural
- **Windows** - Vinyl Single Hung - White
- **Front Door** - Southwood - Mahogany - Andalucia
- **Stone Veneer** - Centurion Stone® - Choice of Style/Color (Per Plan)
- **Veneer Material** - Pine Hall Brick
- **Board & Batten** - Vinyl (Per Plan)
- **Shakes** - Vinyl (Per Plan)
- **Shutters** - Vinyl (Per Plan)
- **Porch Ceilings** - D5 Vinyl
- **Garage Door** - 1-Sided Steel - Non-Insulated - Choice of Panel - Blue Ridge Hardware & Opener
- **Soffits** - D5 Vinyl

Plumbing

- **Lavatory Fixtures** - Moen® - Eva or Brantford - Chrome
- **Kitchen Sink Fixture** - Moen® - Brantford 7185 - Chrome
- **Tub/Shower Fixture** - Moen® - Eva or Brantford - Chrome
- **Garden Tub Fixture** - Moen® - Eva or Brantford - Chrome
- **Water Heater** - 50 Gallon Gas Direct Vent (Some Plans may call for Electric)
- **Pedestal Sink** (Per Plan) - Gerber® - Logan Square (22-555)
- **Water Closets** - Elongated Standard Height - White
- **Water Lines** - Pex Water Lines
- **Exterior Hose Bibs** - (2) Frost-Free Hose Bibs
- **Kitchen Sink** - 18 Gauge Stainless Steel Undermount w/ Choice of: 50/50 Two Bowl or 60/40 Two Bowl
- **Owner's Suite Shower** - Level 1 Ceramic Tile Floors & Walls w/ Niche (Shower Size Per Plan)
- **Secondary Bathroom Tub/Shower** - 1 Piece Fiberglass



*Additional Options Available, Ask Representative

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Dylan King
Sales Agent
336.991.8273
dylan@ardenhomes.com





Standard Selections

Heating & Air Conditioning

- **Gas Furnace** - Lennox®
- **Air Conditioning Unit** - Lennox®
- **Thermostat** - Honeywell® Digital
- **Ductwork** - Sealed & Tested

Electrical/Lighting

- **Interior Light Fixtures** - Progress Lighting® Fixture Package – Replay
- **Exterior Light Fixtures** - Progress Lighting® – Padgett
- **Kitchen Island Pendants** - (2) Per Selected Package
- **Switch & Outlet Covers** - Standard – White – No Dimmers
- **Cable Outlets** - (2) Coaxial & (2) Cat-6
- **Ceiling Fans** - Great Room, Master Bedroom, Loft
- **Ceiling Fan Prewires** - Bedrooms
- **Flood Lights** - (2) Buyer Selects Location
- **Can Lights** - Kitchen Ceiling, Over Tubs/Showers
- **Wall Conduit** - Installed over Fireplace to Run AV Cables in Wall

Interior Finishes

- **Interior Doors** - Choice of Arden Approved Door Style - MDF Hollow Core
- **Interior Door Hardware** - Better Home Products - Noe Valley - Brushed Nickel
- **Front Door Handleset** - Better Home Products - Van Ness - Brushed Nickel
- **Cabinets (Kitchen & Baths)** - Level 1 - Stained Finish
- **Cabinet Hardware** - Choice of Arden Approved Selection
- **Granite Kitchen Countertops** - Granite - Level 1
- **Vanity Bathroom Tops** - 1.5cm Craven White Quartz - w/ 4" Splashes & Oval Sink Bowls
- **Standard Countertop Edge Profile** - Pencil Edge
- **Shower Doors** - Full Frame - Brushed Nickel or Chrome - Clear Glass (Owner's Bath Only)
- **Bath Accessories** - Better Home Products® - Miraloma Park - Brushed Nickel or Chrome
- **Fireplace Mantel** - Richland
- **Fireplace Surround** - Slate
- **Gas Log Set** - Heatilator - Caliber 36
- **Wall Paint** - Sherwin Williams® - Flat w/ Choice of one Arden Approved Color
- **Ceiling Paint** - Sherwin Williams® - Flat - Bright Ceiling White
- **Trim Paint** - Sherwin Williams® - Semi-Gloss - Extra White
- **Closet Shelving** - Ventilated White Wire
- **Kitchen Backsplash** - Level 1



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Standard Selections

Trim Package

- **Baseboard** - 5 ¼" MDF Speed Base
- **Door Casing** - 3 ¼" SM445
- **Window Trim** - Stool on Bottom, Drywall Returns w/ Casing
- **Crown Molding** - 1 Piece - 3 5/8" #49 (Downstairs Main Living Areas & Owner's Suite Only)
- **Stairs** - Stained Open Red Oak Treads w/ Painted Pine Risers

Floor Coverings

- **Engineered Hardwood (Foyer, Great Room, Kitchen, Dining, Breakfast, Powder, Stairs)** - Mohawk - Level 1
- **Ceramic Tile (Baths, Laundry & Mud Room)** - Daltile - Level 1
- **Carpet (Bedrooms, Loft, & Study)** - Mohawk - Reactivate - Level 1
- **Carpet Pad** - 5 lb

Appliances

- **Dishwasher** - Frigidaire® - Gallery - FGDPH4515AF
- **Disposal** - (½ HP)
- **Slide-In Gas Range** - Frigidaire® - Gallery - FGCFG3060BF
- **Over-the-Range Microwave** - Frigidaire® - Gallery - FGMOS1962AF

"Behind The Walls"

- **Wall Framing** - Primary 2x4 Walls - 2x6 Where Specified on Plans 16 in. on Center
- **Floor Joists** - Engineered Wood I-Joists
- **Insulation** - Batt in Walls, Blown Fiberglass in Ceilings, Caulked Studs & Electrical Boxes
- **Roof Trusses** - Engineered Pre-Fabricated Wood Trusses
- **House Wrap** - Barricade
- **Drywall** - ½" on Walls & Ceilings, 5/8" Fire Rated on Garage Ceilings, ½" Mold Resistant around Tubs in Bathrooms



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FOR MORE INFORMATION ON SPENCER HILL:

Dylan King

Sales Agent

336.991.8273

dylan@ardenhomes.com

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Arden Homes
(336) 659-9503
www.ardenhomes.com

