



# THE FARM AT CEDAR HOLLOW

Greensboro, North Carolina

**ARDEN**  
HOMES SIMPLY BUILT BETTER

# WELCOME TO THE FARM AT CEDAR HOLLOW

**Starting in the Mid \$600's**

The Farm at Cedar Hollow lies in the heart of a tract of more than 400 acres of woods and farmland once owned by the Jessup family. The amenities are designed to appeal to families who are attracted to outdoor and nature-oriented activities. Homeowners and their families will enjoy the green space and natural walking trails found throughout the community, along with a planned community outdoor activity area to open this year.

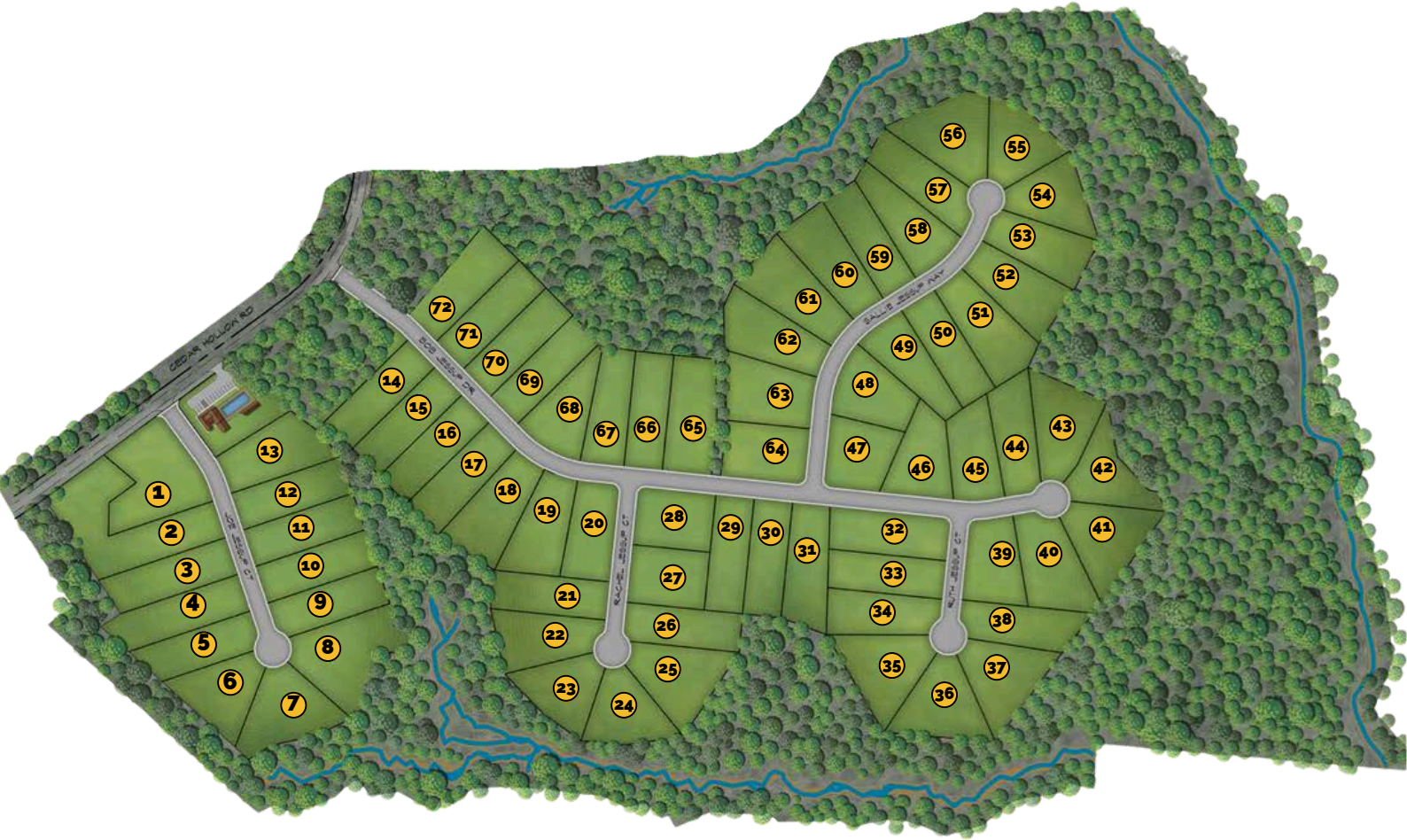
## **Conveniently Located**

The Farm at Cedar Hollow is only minutes from Gunter's Crossing Shopping Center & the Friendly Shopping Center in Greensboro. Downtown Greensboro, Moses Cone Hospital, and the Piedmont Triad International Airport are all nearby, accessible by a short commute.

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## Site Plan

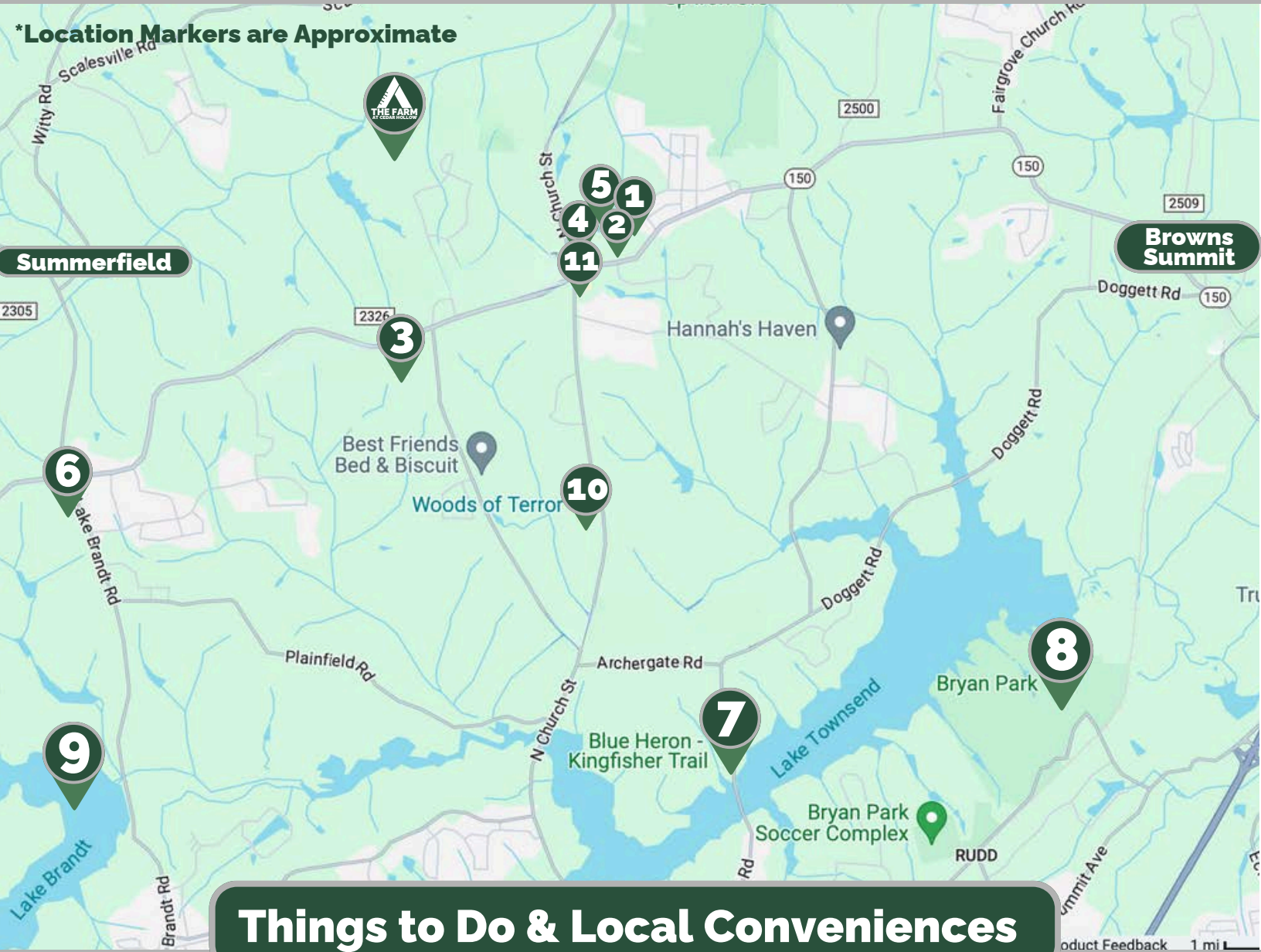


**Interactive Site Map available at [www.ardenhomes.com](http://www.ardenhomes.com)**





**\*Location Markers are Approximate**



## Things to Do & Local Conveniences

**1** Almost Home Boarding & Grooming

**2** Lake Brandt Veterinary Hospital

**3** North Guilford High School

**4** Dollar General

**5** Citgo

**6** Novant Health  
Northern Family Medicine

**7** Lake Townsend

**8** Bryan Park & Golf Course

**9** Lake Brandt

**10** Woods of Terror (Seasonal)

**11**

### Gunter's Crossing

- Lowes Foods
- UPS Store
- Great Clips
- Subway
- Koolies Coffee & Creamery



## Floor Plans

**REYNOLDS**



**BIRCH HAVEN  
COURTYARD**



**HERITAGE  
BRIDGE**



**OAK  
CREST**



**ROLLER  
MILL**



**ROLLER  
MILL II**



**Interactive Floor Plans available at [www.ardenhomes.com](http://www.ardenhomes.com)**





## — Reynolds —

A Two Story Floor Plan

Starting at

**\$634,900**

2670+ Sqft, 4 Bedrooms, 3.5 Bathrooms, Attached 2 Car Front Load Garage, Main Level Owner's Suite w/ WIC, Main Level Laundry Room, Great Room & Dining Room, Kitchen w/ Island, Pantry, Loft, Bonus Room, Covered Front Porch, Back Deck



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.

**DJ McGarrigan**  
**Tyler Redhead & McAlister**  
336-392-5945  
DJ@mcgarrigangroup.com

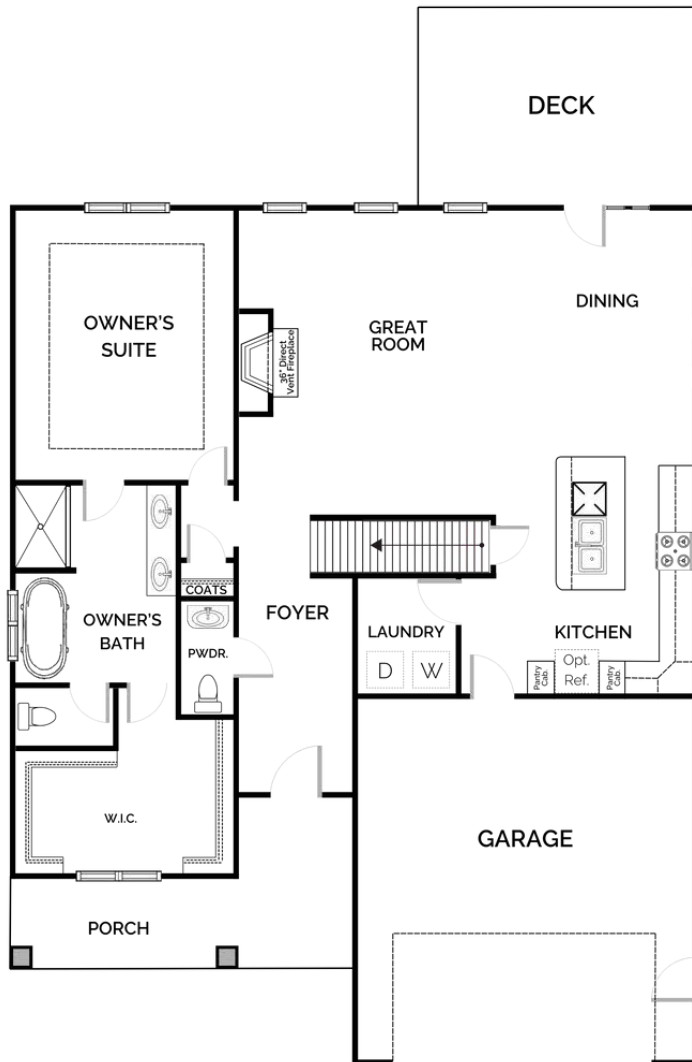




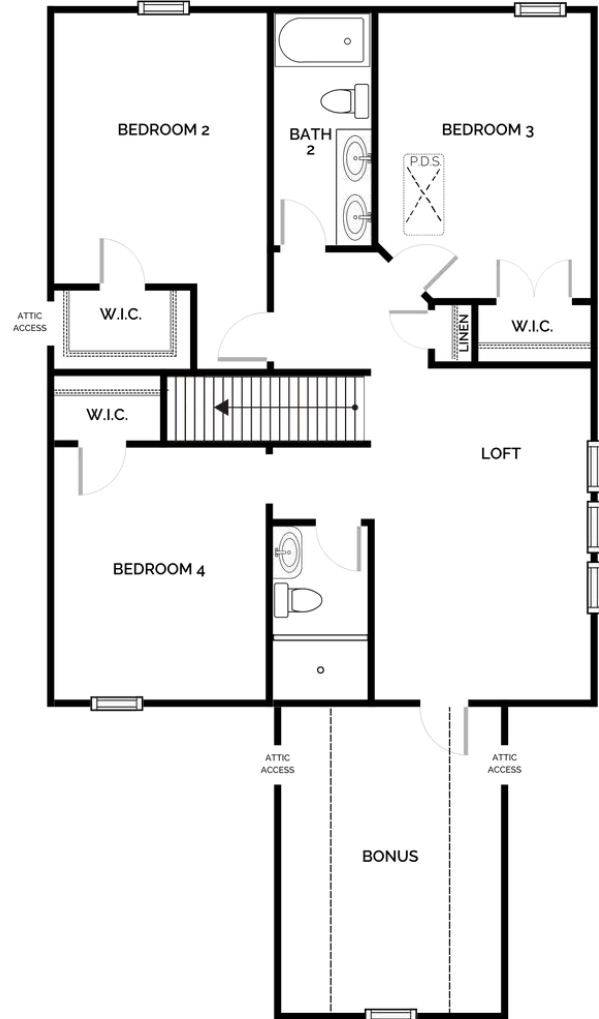
# Reynolds

## Floor Plan

Main Level



Second Level



### Floor Plan Options:

- Optional Unfinished Basement Foundation (Option Varies Per Lot)
- Optional Side Load Garage
- Optional Gourmet Kitchen (Gas Cooktop, Vent Hood, Wall Oven & Built-In Microwave)
- Optional Screened-In Porch (Replaces Deck)





## — Birch Haven Courtyard —

A Two Story Floor Plan

Starting at

**\$649,900**

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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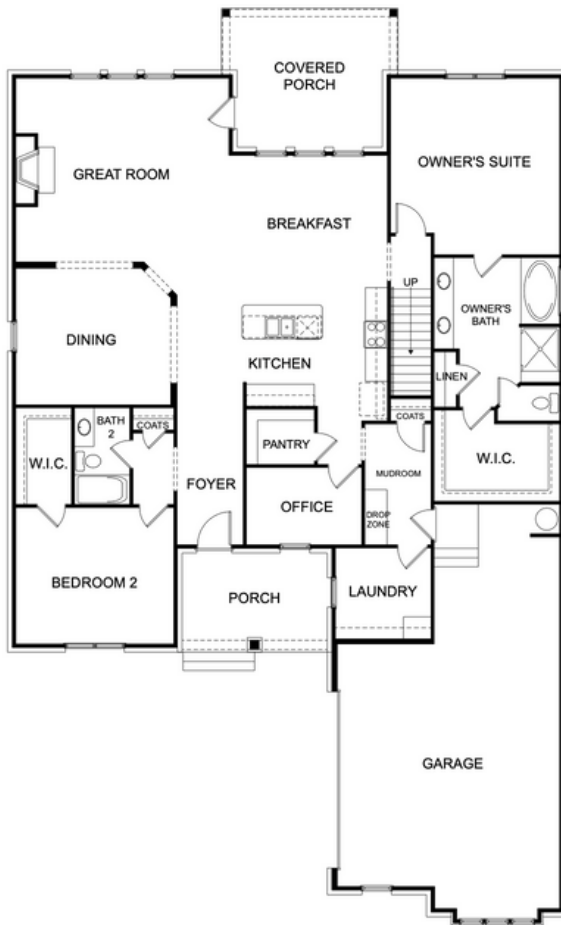




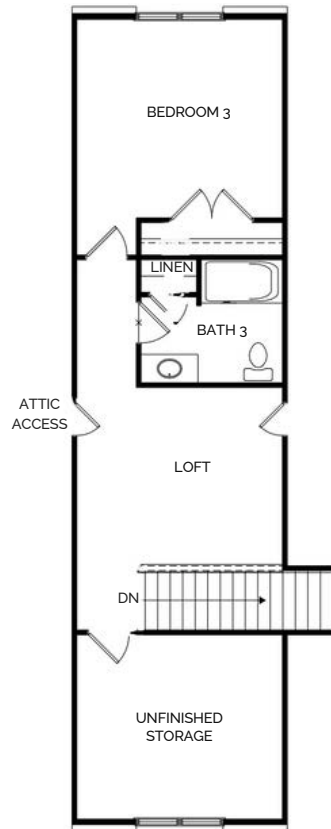
## — Birch Haven Courtyard —

### 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





## — Heritage Bridge —

A Two Story Floor Plan

Starting at

**\$704,900**

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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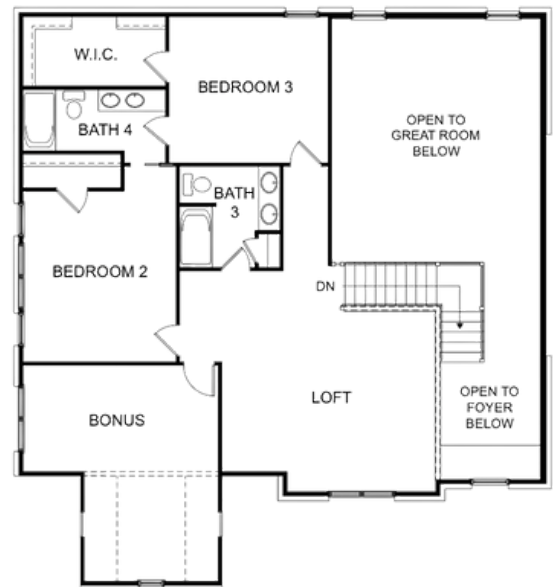
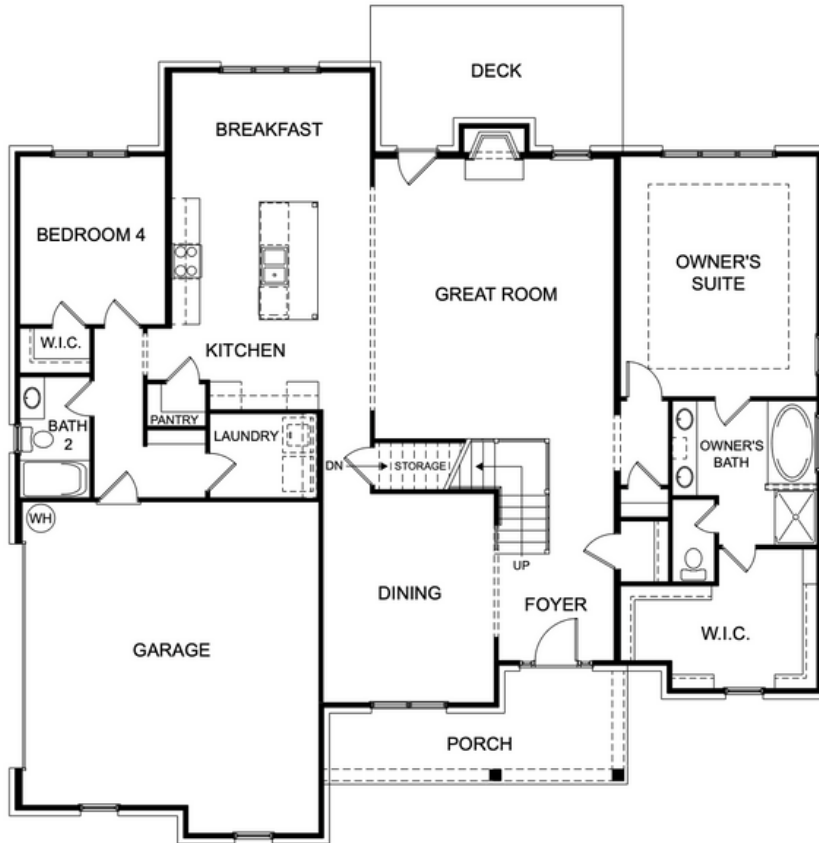


# — Heritage Bridge —

## 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





## **Oak Crest**

A Two Story Floor Plan

Starting at

**\$704,900**

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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## 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)





## — Roller Mill —

A Two Story Floor Plan

Starting at

**\$714,900**

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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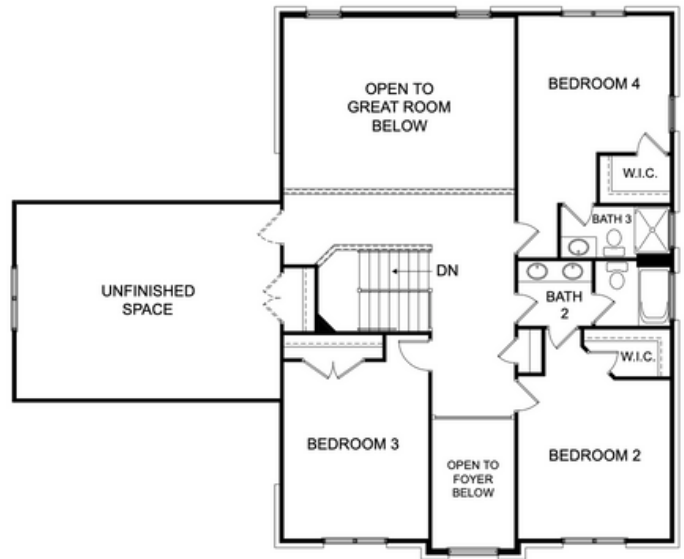
## — Roller Mill —

### 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 Front Load 2 Car Garage (Removes 3 Car Side Load Garage)
- 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)





## — Roller Mill II —

A Two Story Floor Plan

Starting at

**\$744,900**

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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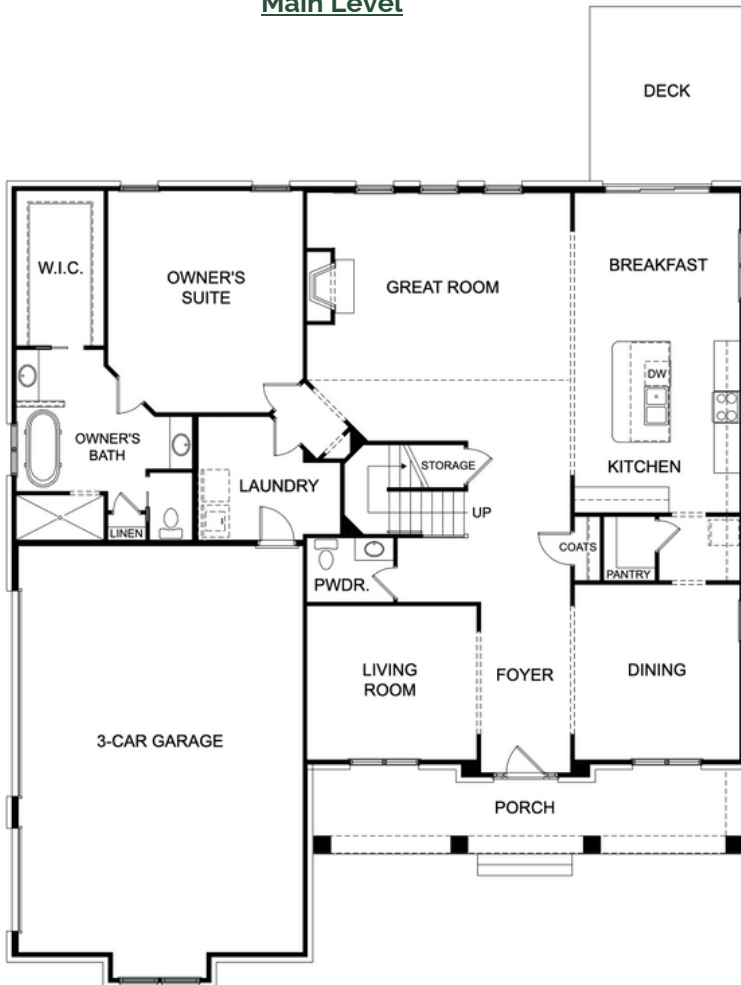




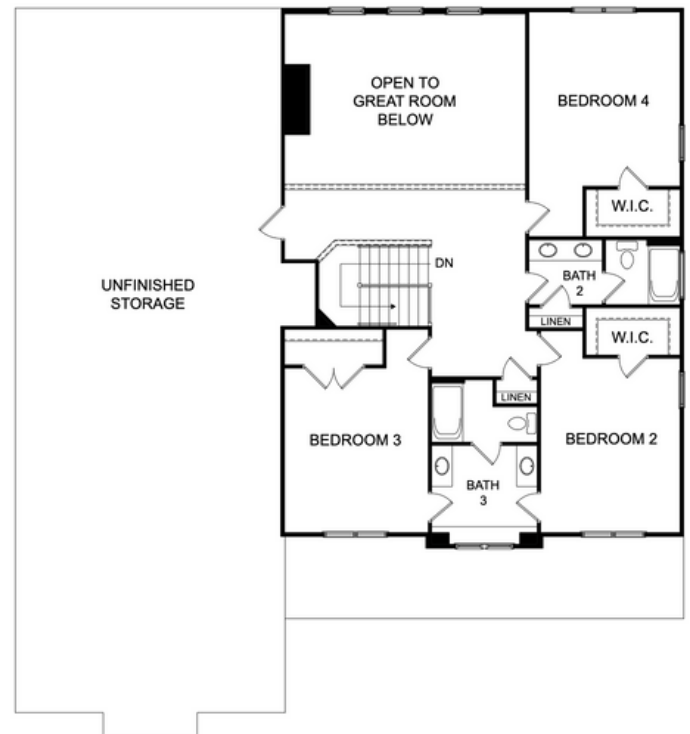
## — Roller Mill II —

### 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)



## Standard Selection Options

### INTERIOR OPTIONS

#### INTERIOR PAINT

SNOWBOUND



GREEK VILLA



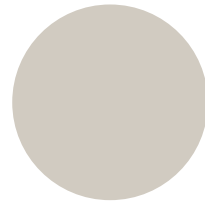
DRIFT OF MIST



CRUSHED ICE



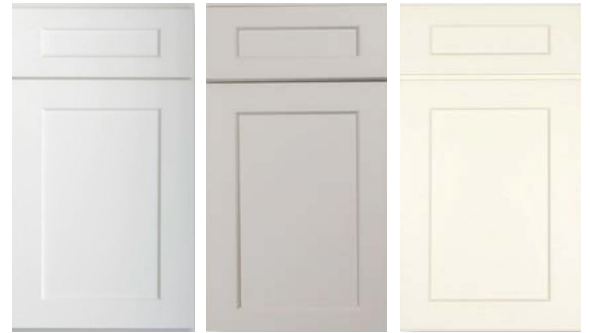
AGREEABLE GREY



#### GRANITE COUNTERTOPS



#### CABINETS



#### KITCHEN BACKSPLASH - 3X6 SUBWAY TILE



DESERT GREY



BISCUIT



ALMOND



ARCTIC WHITE



WHITE

#### FIREPLACE





## Standard Selection Options

### FLOORING OPTIONS

3 1/4" RED OAK HARDWOOD SAND & FINISH



CARPET

FLOOR TILE - BATHS & LAUNDRY





## Standard Selections

### Exterior Finishes

- **Foundation** - Brick Crawl Space
- **Lap Siding** - Primed Fiber Cement
- **Brick Veneer** - Pine Hall O/S - Arden Approved Colors
- **Board & Batten** - Primed Fiber Cement
- **Shakes** - LP
- **Soffits** - Double 5" Vinyl
- **Fascia** - Aluminum Wrap
- **Garage Door Trim & Front Porch Beams** - Composite Wrap
- **Shutters** - Vinyl - Per Plan
- **Gable Brackets & Accents** - Fypon or Synthetic Equivalent - Per Plan
- **Porch Ceilings** - Double 5" Vinyl Soffit
- **Roofing** - GAF Timberline 30 Year - Architectural
- **Windows** - White - Vinyl Single Hung - GBG (Per Plan)
- **Front Door** - Southwood - Mahogany - Andalucia
- **Garage Door** - 1-Sided Steel - Non-Insulated - Choice of Panel - Blue Ridge Hardware & Glass Insert in Top Panel w/ Opener
- **Concrete Flatwork (Sidewalks, Driveway)** - Concrete (Brushed Finish)
- **Concrete Patio** - Size Per Plan (Brushed Finish)

### 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
- **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** - Lvl 1 Tiled Floors w/ Lvl 1 Tile Walls to 84" AFF w/ Niche
- **Owner's Bath Garden Tub** - Fiberglass Slide-In w/ Apron (Excluding Roller Mill II & Reynolds Plans)
- **Secondary Bathroom Tub/Shower** - 1 Piece Fiberglass







## 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** - Allowance of \$4,000
- **Kitchen Island Pendants** - (2) Per Light Fixture Allowance
- **Switch & Outlet Covers** - Standard - White - No Dimmers
- **Cable Outlets** - 1 in Great Room, 1 in Owner's Suite
- **Ceiling Fans** - Great Room, Master Bedroom, Loft & Bonus
- **Ceiling Fan Prewires** - In Secondary Bedrooms
- **Flood Lights** - (2) Total
- **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
- **Granite Kitchen Countertops** - Granite - Level 1
- **Vanity Bathroom Tops** - Quartz - Craven White 1.5CM - w/ Undermount Oval White Oval Porcelain Sink Bowls
- **Standard Countertop Edge Profile** - Pencil Edge
- **Shower Doors (Only Owner's Suite)** - Heavy Glass - Full Frameless - Brushed Nickel or Chrome - Clear Glass
- **Bath Accessories** - Better Home Products® - Miraloma Park - Brushed Nickel
- **Full Bath Mirrors** - ¼ Plate Mirrors w/ Mirror Frames
- **Powder Room Mirror** - Hanging Decorative Frame
- **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 | White Laminate in Pantry & Owner's Suite Closet(s)
- **Kitchen Backsplash** - Level 1





## Standard Selections

### Trim Package

- **Baseboard** - 5 ¼" MDF Speed Base
- **Door Casing** - 3 ¼" SM445
- **Window Trim** - Drywall Returns w/ Stool & Casing
- **Crown Molding** - 3 5/8" #49 (Downstairs Main Living Areas Only)
- **Dining Room Trim** - Chair Rail & Backer
- **Stairs** - Open Stained Red Oak Treads w/ Painted Pine Risers
- **Stairwell Pickets** - Wood Square Balusters

### Floor Coverings

- **Hardwood (Foyer, Great Room, Kitchen, Dining, Breakfast, Powder, Owner's Suite, Study)** - 3 ¼" Red Oak Sand & Finish
- **Ceramic Tile (Baths, Laundry)** - Level 1
- **Carpet (Secondary Bedrooms, Upstairs Hallway, Loft, & Bonus)** - Mohawk - Level 1 - Reactivate
- **Carpet Pad** - 5 lb

### Appliances

- **Appliance Package** - Frigidaire® - Pro
- **Dishwasher** - Frigidaire® - FPID2498SF
- **Disposal** - (½ HP)
- **Slide-In Gas Range** - Frigidaire® - FPCFG3078AF
- **Over-the-Range Microwave** - Frigidaire® - FPBM3077RF

### "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



# FOR MORE INFORMATION:



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REAL ESTATE

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