



WELDEN RIDGE



EST. 2018

WELCOME TO WELDEN

Developed by Arden Homes, Welden Village is located in a quaint country setting within the Heart of the Triad. With an excellent school system, 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





EMILY DUNLAP, BROKER/REALTOR®
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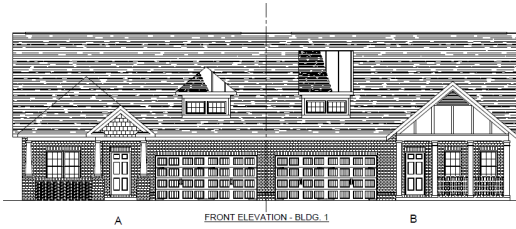


BERKSHIRE HATHAWAY
 HomeServices
 Carolinas Realty

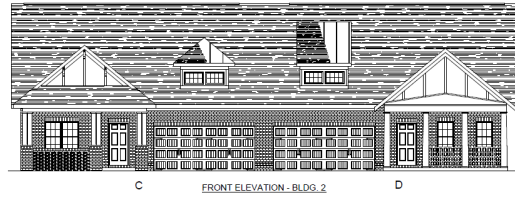
Development plans, site plans and renderings are conceptual. All features, specifications and amenities contained herein are illustrative only, and are subject to change at any time.
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Available Floor Plans

Kirkwood A & B



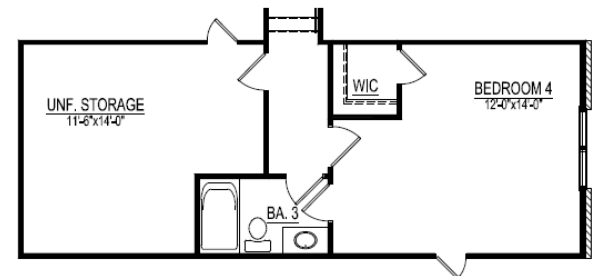
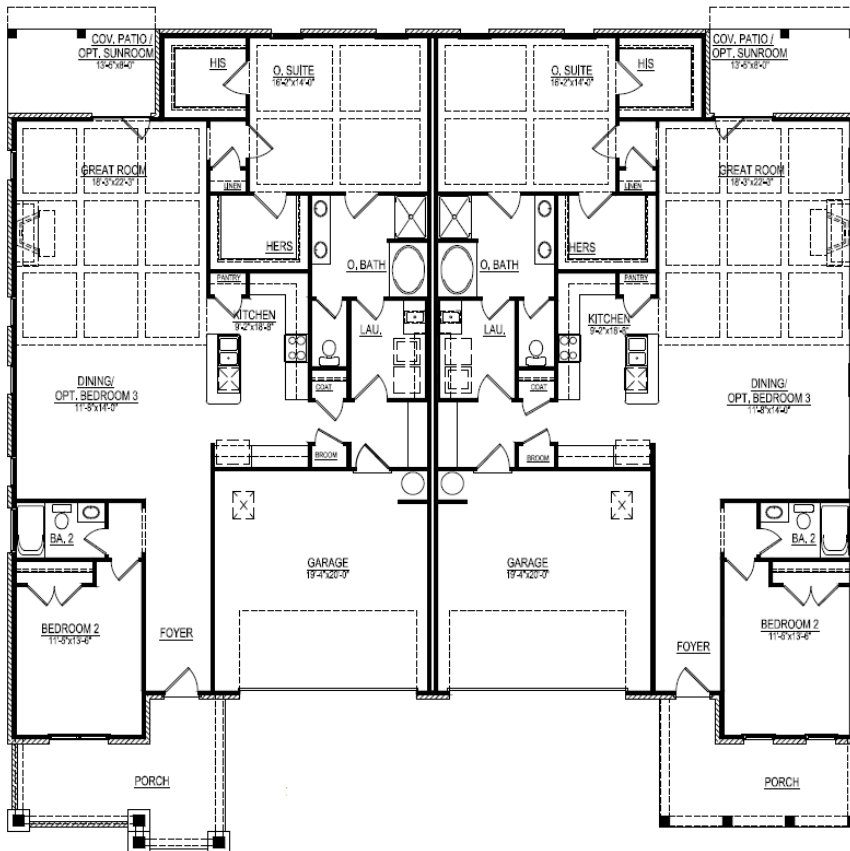
Kirkwood C & D



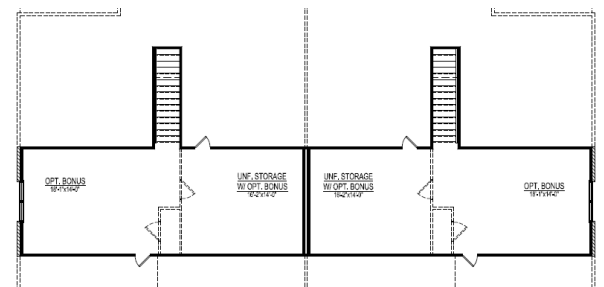
1 Story • 1,879 Sq. Ft.
2 Bedrooms | 2 Bathrooms OR
3 Bedrooms | 2 Bathrooms
Main Level Master
Covered Porch

Floor Plan Options Include:

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



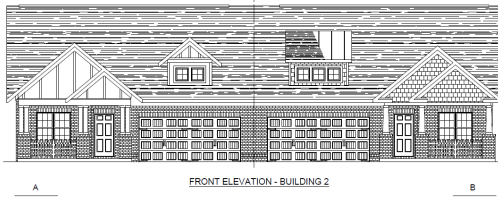
Optional finished BR and BA upstairs



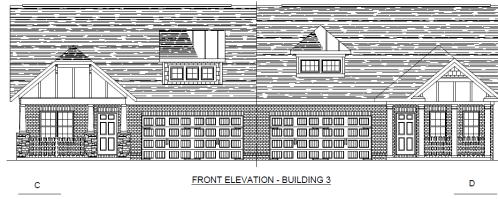
**All prices and plans are subject to change.*

Available Floor Plans

Starmount A & B

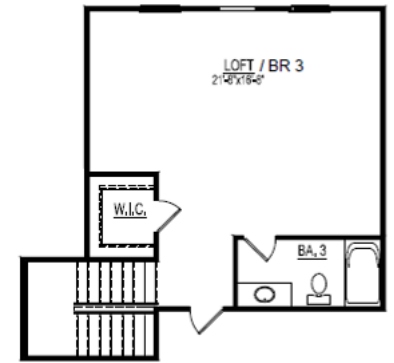
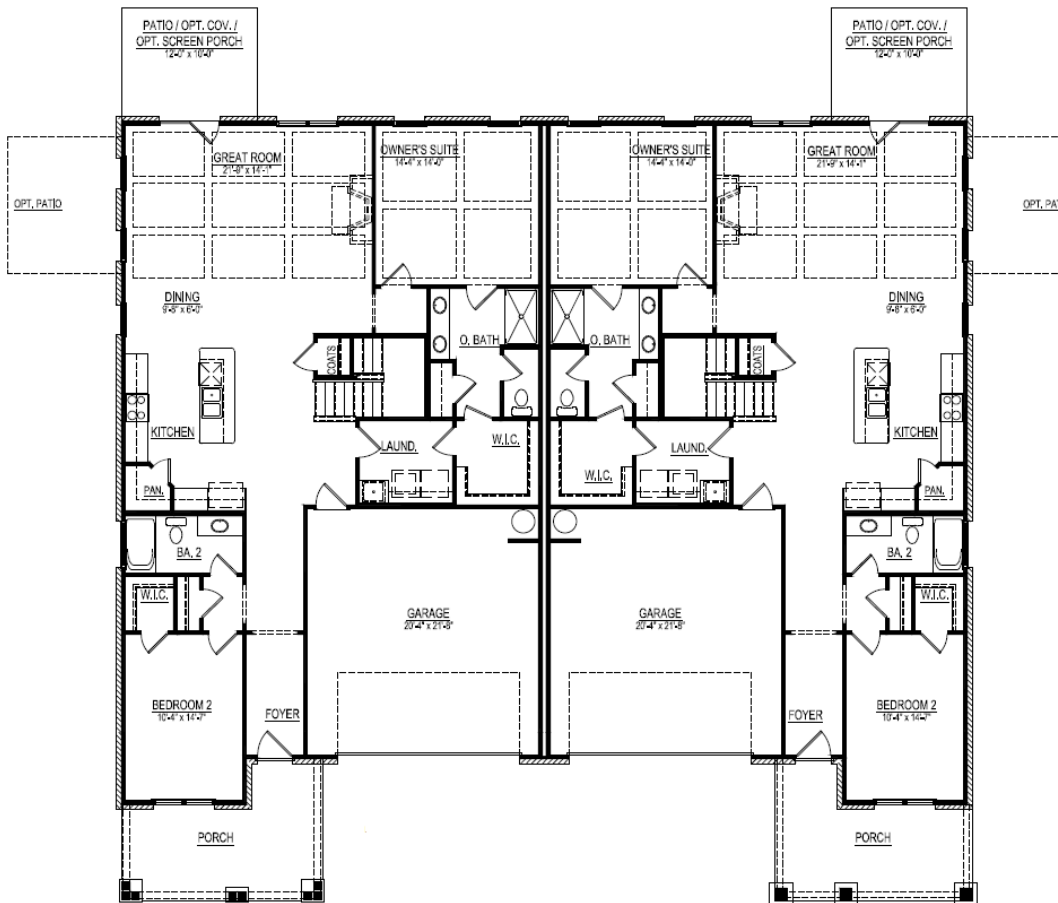


Starmount C & D

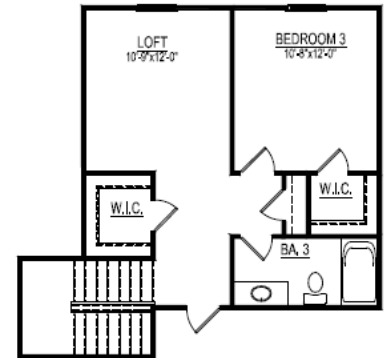


1.5 Story • 2,197 Sq. Ft.
3 Bedrooms | 3 Bathrooms
Main Level Master

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



OR



Optional upstairs layout

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



- Available
- R Reserved
- UC Under Contract
- S 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.



**Welden Ridge
Standard Selections**

<u>Exterior Finishes</u>	<u>Brand/Make</u>
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 (per plan)
Shakes	Vinyl - Foundry - Traditional or Weathered Collection (per plan)
Shutters	Vinyl
Porch Ceilings	D5 Vinyl
Soffits	D5 Vinyl

<u>Plumbing</u>	<u>Brand/Make</u>
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 Floors & Walls w/ Accent Trim & Niche.
Guest Bath Tub/Shower	1 Piece Fiberglass

Subject to Change. Updated 8-28-20.



Heating & Air Conditioning

	<u>Brand/Make</u>
Gas Furnace	Trane® 80% Gas
Air Conditioning Unit	Trane® XR16
Thermostat	Honeywell® Digital
Ductwork	Sealed & Tested for Leaks

Electrical/Lighting

	<u>Brand/Make</u>
Interior Light Fixtures	Progress Lighting® - Madison Package
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, 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

	<u>Brand/Make</u>
Interior Doors	Hollow Core w/ Choice of Door Style
Interior Door Hardware	Better Home Products® - Noe Valley - Brushed Nickel
Front Door Handleset	Better Home Products® - Van Ness - Brushed Nickel
Cabinets (Kitchen & Baths)	LVL 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
Ceiling Paint	Sherwin Williams® - Bright Ceiling White Flat
Wall Paint	Sherwin Williams® Flat w/ Choice of Color
Trim Paint	Sherwin Williams® - White Semi-Gloss

Subject to Change. Updated 8-28-20.



Closet Shelving	Ventilated White Wire
Baseboard	5 ¼" Speed Base
Door Casing	3 ¼" SM445
Window Trim	Stool On Bottom, Drywall Returns w/ Casing
Crown Moulding	3 5/8" #49 - Downstairs Living Areas
Kitchen Backsplash	Subway Tile

Floor Coverings

Brand/Make

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

Appliances

Brand/Make

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 and Electrical Boxes
Roof Trusses	Engineered Pre-Fabricated Wood Trusses
Drywall	* ½" on Walls and Ceilings * 5/8" Fire Rated on Garage Ceilings * ½" Mold Resistant Around Tubs in Bathrooms

Subject to Change. Updated 8-28-20.

Meet the Team



"My labradoodle, 'Brooks' is more spoiled than most humans, but he totally deserves it. He loves the dog park here at Welden!"

Emily Dunlap

336.978.6706

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



"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



"I am a mommy to 2 crazy little boys! They keep me on my toes and there is always a new adventure around the corner. Call me to talk about starting your new adventure!"

Bethany Moore

336.462.5415

Bethany.Moore@bhhs Carolinas.com