

VANCE LEVEL



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Marketed by Leading Edge Realty

VANCE LEVEL



Standard Features

Exterior

Brick front with brick allowance
Buff or grey mortar
Beaded vinyl siding
Finest quality 30-year architectural shingles
Vented crawl space foundation
Insulated metal garage and front doors
Two exterior hose connections
Weatherproof electrical outlets front and rear
Professionally landscaped and sodded front yard

Interior

Custom crafted 42" raised or arched panel cabinets
Choice of granite countertops
Double-bowl stainless steel sink with garbage disposal
Delta® faucets
Whirlpool® dishwasher, range and microwave
Built-in microwave
Icemaker supply line
Choice of hardwood, ceramic tile flooring in foyer, kitchen, and master bath
Raised panel 36" vanity in master bath
Elongated bowl toilets, comfort height in master
Towel bars and tissue holders
Master bath with fiberglass shower with glass doors
Full-sized mirrors over vanities
Lighted walk-in closet in master bedroom
36" ventless fireplace with marble surround and custom mantle
Dramatic two-story foyer with 9' ceilings on first floor (as shown)
Plastered interior walls with rounded corner bead molding

Two-panel interior doors
Chair rail molding in dining room
3 1/4" casing around doors and windows
Two-tone interior paint

Energy Savings & Security

Pre-wired for ceiling fans in family room and master bedroom
Structured multimedia wiring package
Two-zone energy-efficient gas heat
13-SEER central air conditioning
Smoke detectors in all bedrooms
Carbon monoxide detector
Copper wiring throughout (except 220V)
Quick-recovery gas hot water heater
Deadbolt locks on all exterior doors
Insulated solid vinyl windows with screens
Polyseal air filtration sealant
Water saving commodes and faucets
R-30 insulated ceilings (where applicable)
R-15 insulation in exterior walls
R-19 insulation in lower floors
Poly-vapor barrier in crawl space
Plywood (OSB) sheathing on exterior walls
Tyvek® house wrap
Finished two-car garages with opener
HW10 Warranty Program
One-year Builder Warranty



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Pricing

<i>Charlotte (800)</i>	5 BR, 4 1/2 bath, downstairs bedroom/study with full bath, master bedroom with sitting area, large breakfast pavilion off gourmet kitchen, walk in pantry, extra large FROG. 4117 sf	\$599,900
<i>Dahlia (825)</i>	5 or 6 BR, 4 1/2 bath, 2-story entry, large secondary bedrooms, downstairs owner's suite with large master bath including jetted tub and walk in shower, huge media room over garage. 3960 sf	\$595,000
<i>Gardenia (610)</i>	5 BR, 3 1/2 bath, 2-story foyer with grand staircase, sunken master bedroom, luxurious master bath, separate tub with double head shower, upstairs laundry area, wonderful kitchen with lots of counter space and cabinets. 3300 sf	\$594,900
<i>Gardenia (610) w/sunroom</i>	5 BR, 3 1/2 bath, 2-story foyer with grand staircase, sunken master bedroom, luxurious master bath, separate tub with double head shower, upstairs laundry area, wonderful kitchen with lots of counter space and cabinets. 3600 sf	\$620,000
<i>Gardenia (610) w/porch</i>	5 BR, 3 1/2 bath, 2-story foyer with grand staircase, sunken master bedroom, luxurious master bath, separate tub with double head shower, upstairs laundry area, wonderful kitchen with lots of counter space and cabinets. 3300 sf	\$599,000
<i>Daisy (125A) w/3 car garage</i>	4 bedroom with large FROG, 2 1/2 bath, open floor plan, living room, family room, dual staircases, dining room, downstairs study/optional bedroom, large kitchen with breakfast area. 3600 sf	\$585,900
<i>Daisy (125A) w/2 car garage</i>	4 bedroom with large FROG, 2 1/2 bath, open floor plan, living room, family room, dual staircases, dining room, downstairs study/optional bedroom, large kitchen with breakfast area. 3600 sf	\$579,900
<i>Azalea (410)</i>	Ranch 3 BR plus FROG, 2 baths, huge master suite with walk in closet, large eat-in kitchen. 2565 sf	\$499,900
<i>Azalea (410) w/sunroom</i>	Ranch 3 BR plus FROG, 2 baths, huge master suite with walk in closet, large eat-in kitchen. 2845 sf	\$524,900
<i>Camellia (510)</i>	4 bedroom, 2 1/2 bath, large eat-in kitchen, and dining room, living room, family room, 2 car garage. 2945 sf	\$499,900



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Camellia

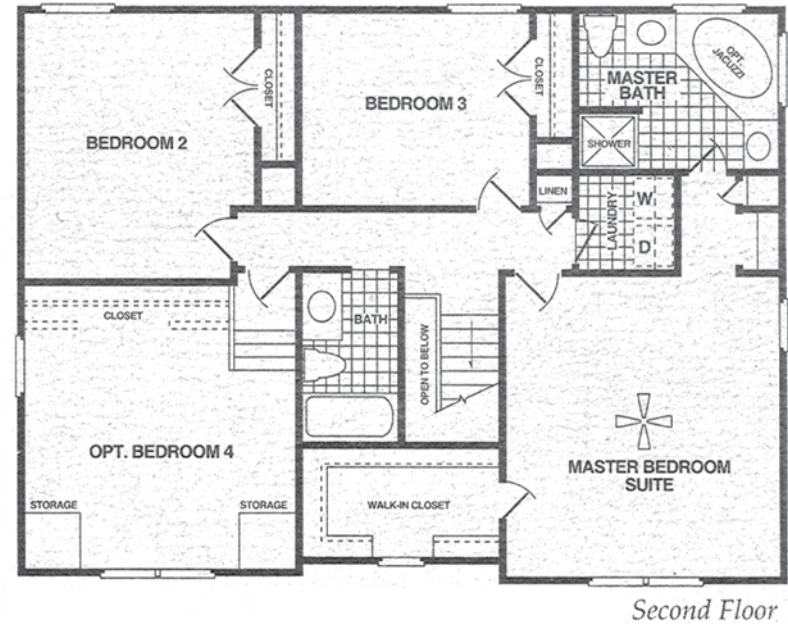
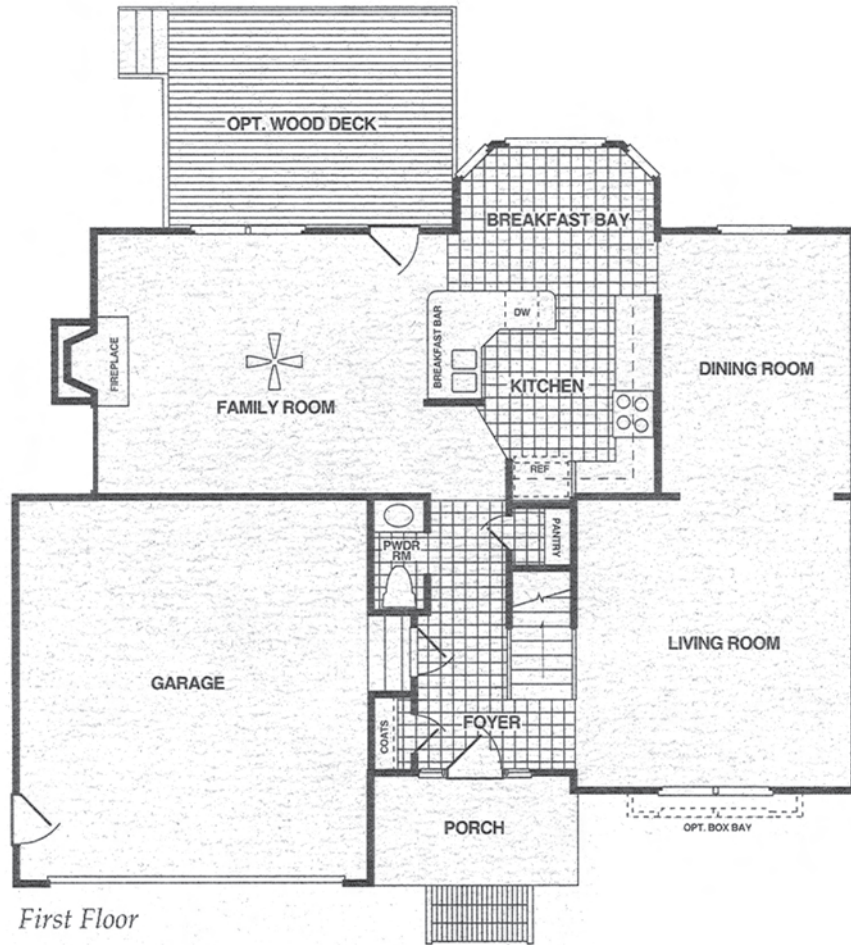


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Camellia



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Charlotte

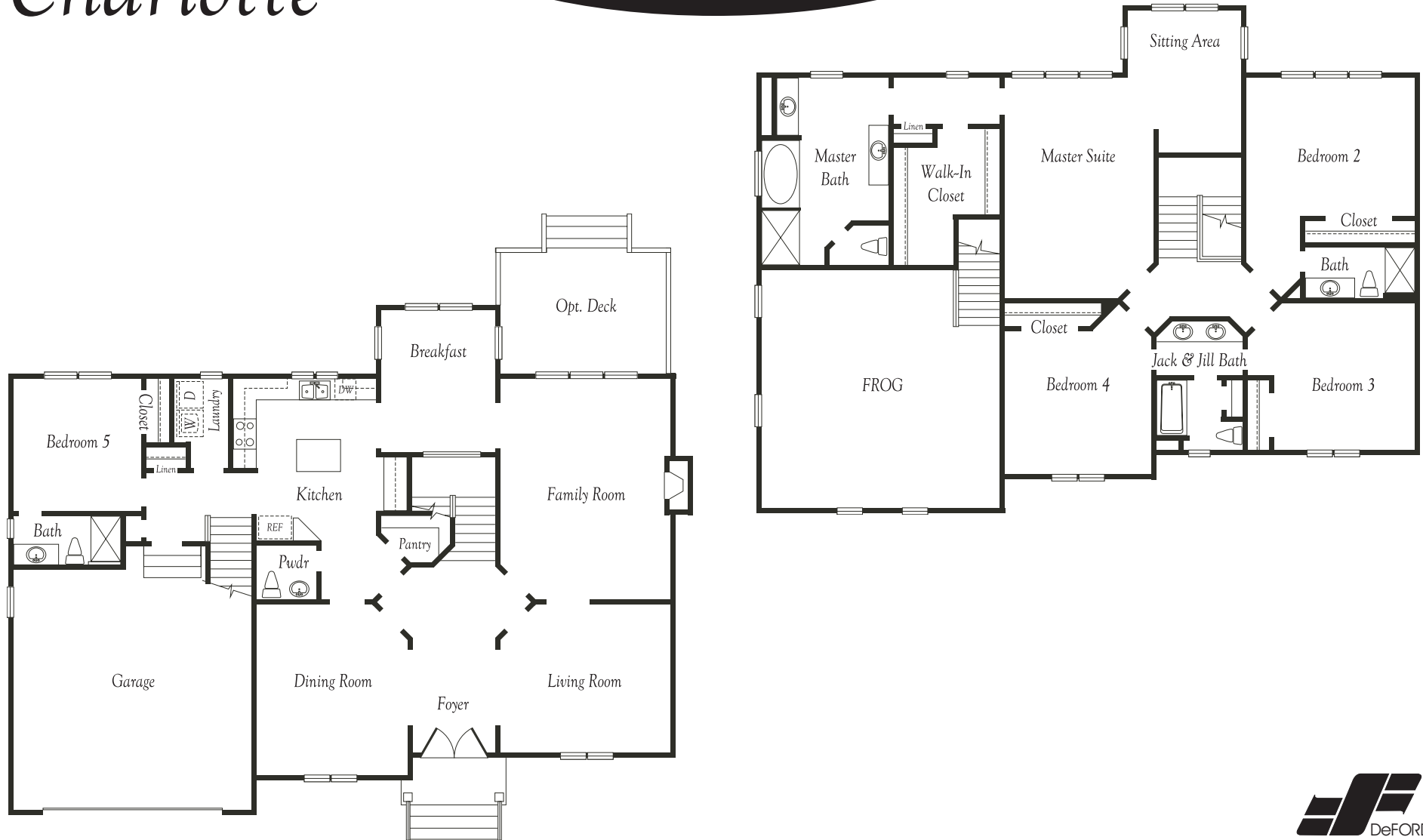


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Charlotte



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Dahlia

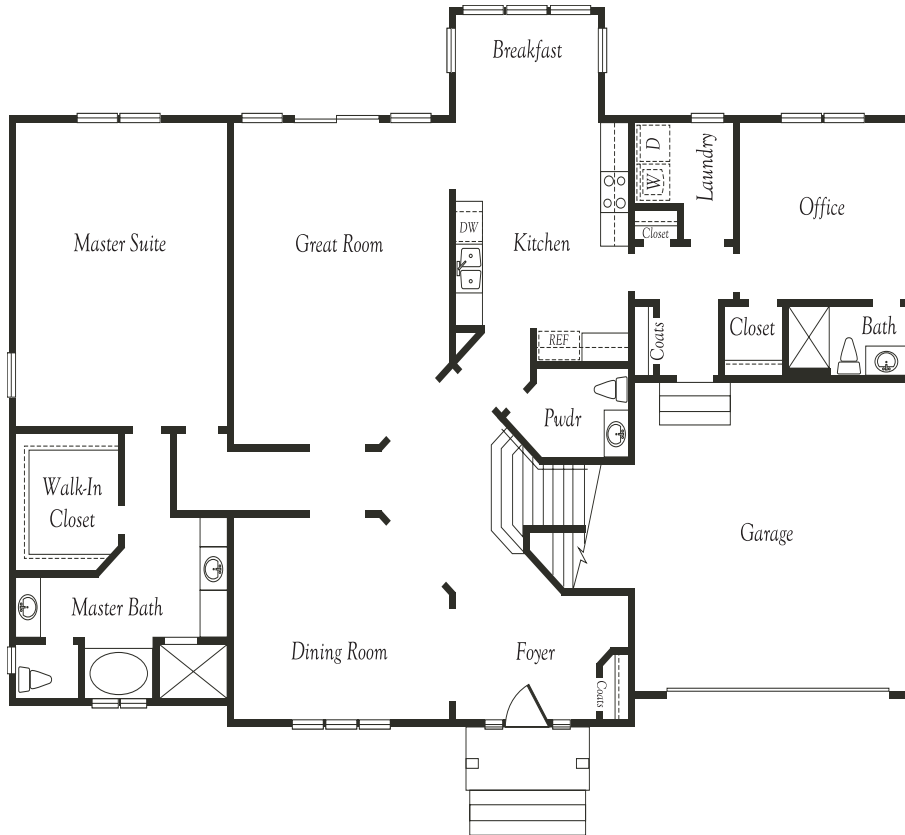


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Dahlia

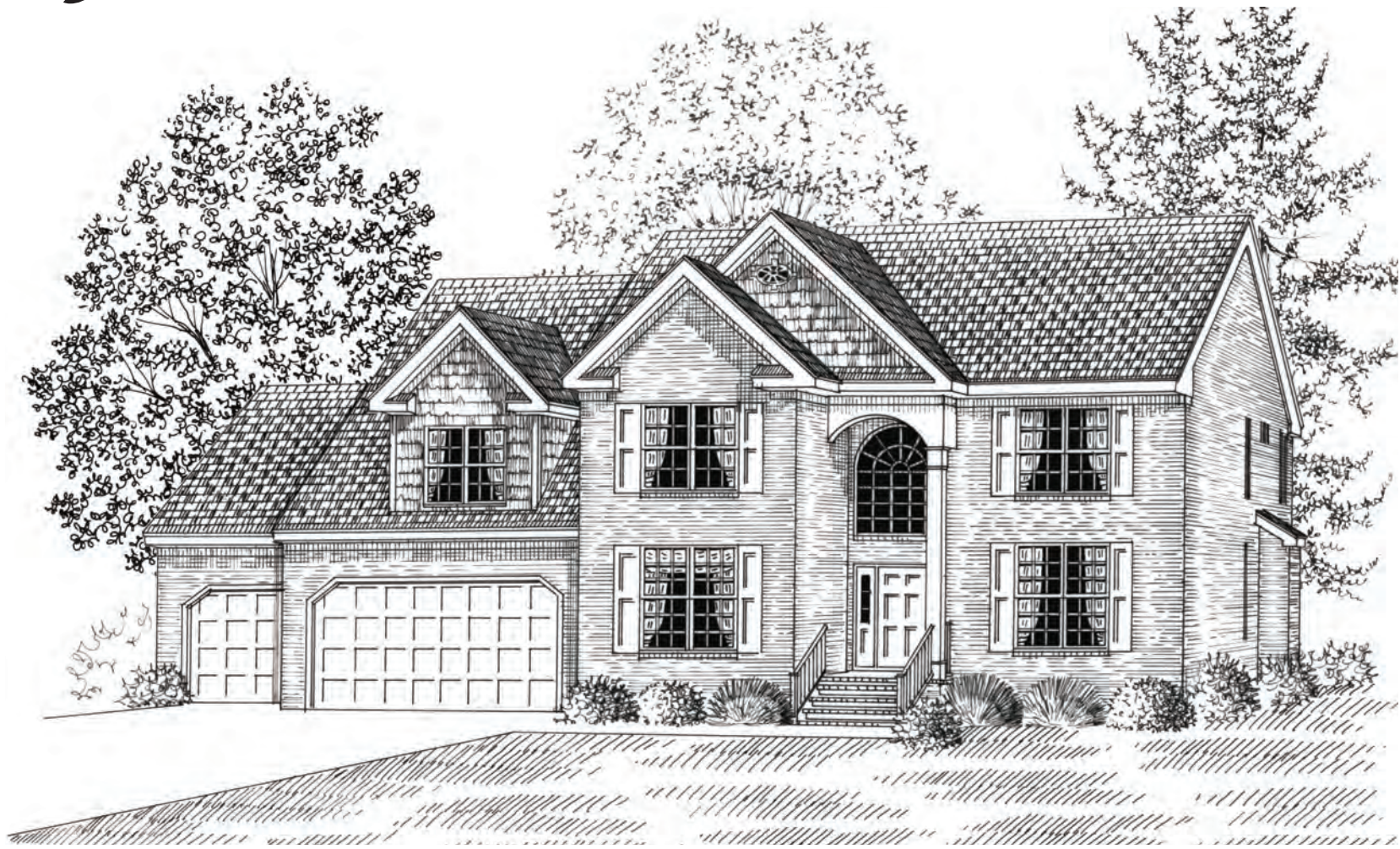


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Daisy



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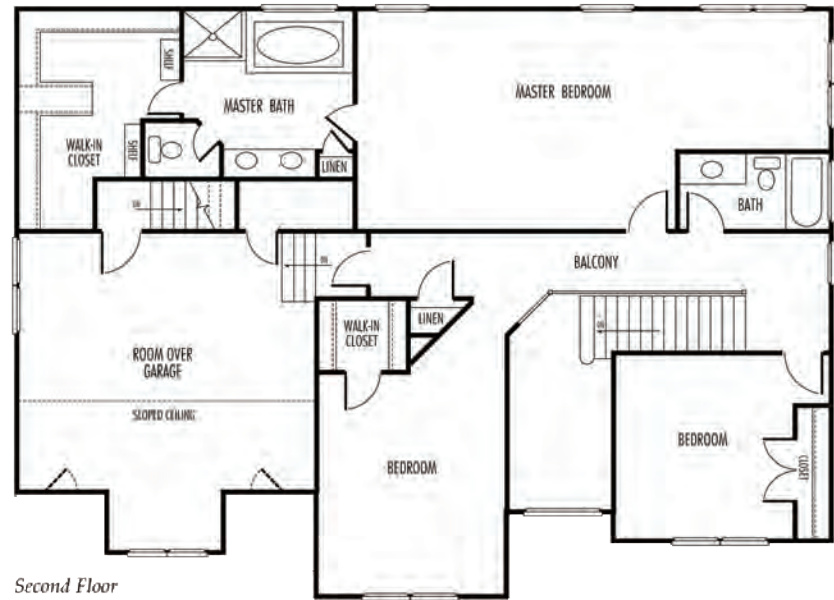


Daisy



First Floor

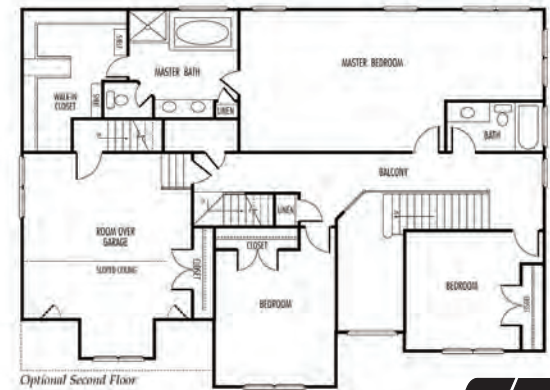
Optional Bedroom



Second Floor



Optional Third Floor



Optional Second Floor



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Gardenia



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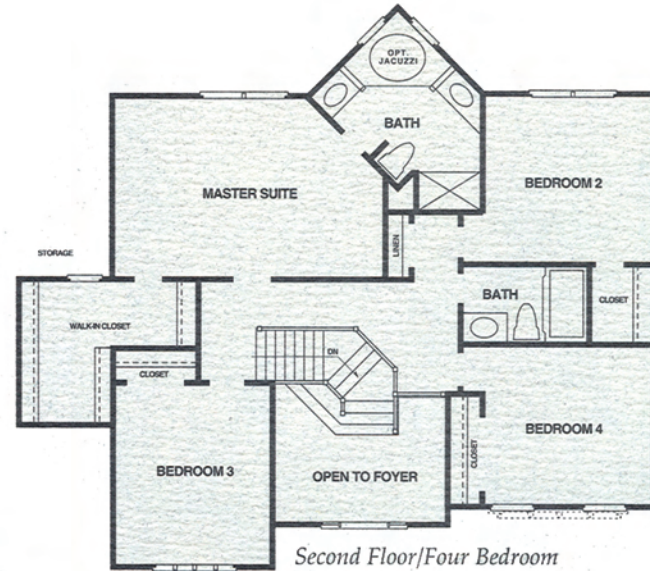
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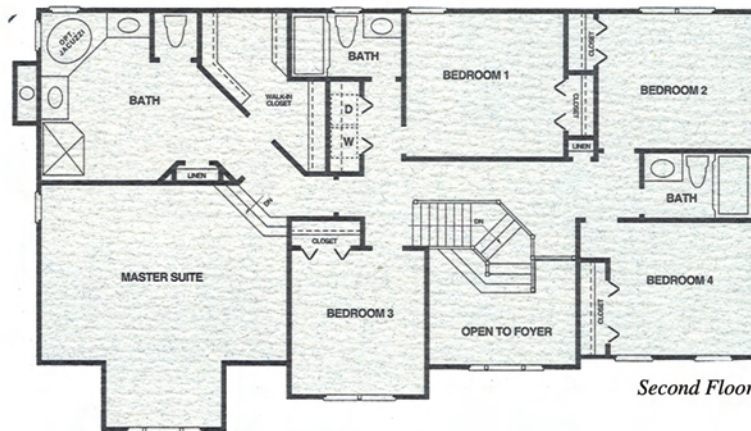
Gardenia



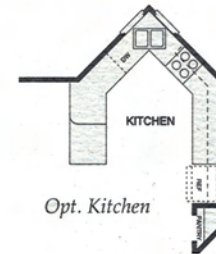
First Floor



Second Floor/Four Bedroom



Second Floor



Opt. Kitchen



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Azalea



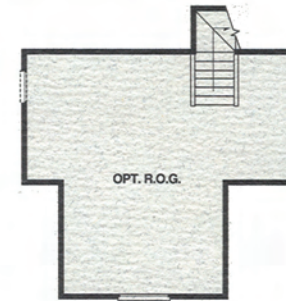
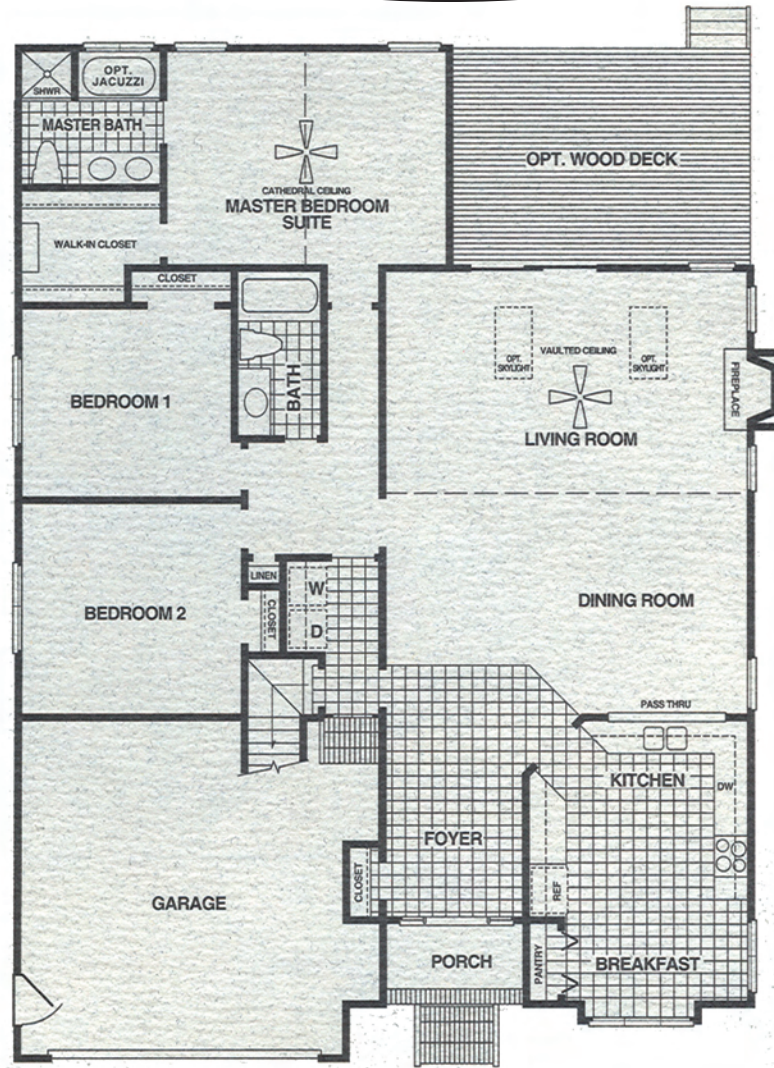
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Azalea



Opt. room over garage

First Floor



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🏠 Model Home
🟡 DeFord Companies, Inc.

14 12

19

41

9

Commish Ln

39

Vance Circle

7

Vance Circle

36

Telfon Circle

47

4

Blue Moon Crescent

25

36

62

52

McRowland Way

68

57

Vance Ln

30

McRowland Ln

72

Merry Cat Ct

Vance Circle

McKinzie Ct

Butts Station Road

80

83

77