



COLUMBIA MEADOWS



Signature Features

Inside Your Home

- 9' Ceilings on First Floor
- Two-Panel Arched Doors with Colonial Casing
- Painted Wood Window Sills with Apron Trim
- Finished Staircase to the Lower Level
- Closets and Wire Shelving in Bedrooms
- First Floor Laundry with Electric Dryer Hook-up
- Six Phone/Cable Pre-wires
- \$750 Lighting Allowance
- Fully Drywalled Finished Interiors
- Engineered Hardwood Flooring at Entry
- Vinyl in Baths and Kitchen
- Stain-Resistant Carpet Elsewhere
- Kwikset Satin-Nickel Door Hardware

Kitchen Features

- Quality Base and Wall Cabinets (36")
- Granite or Quartz Countertops (Select Grades)
- Kitchen Island with Breakfast Bar Overhang
- Stainless Steel Undermount Sink
- Whirlpool Appliances: Electric Range, Microwave Hood, & Dishwasher
- Walk-in Pantry with Wire Shelving, per Plan
- Moen Single Lever Faucet with Pull-Out Spray (Chrome)

Construction Advantages

- 8' Concrete Foundation with Steel Reinforcement
- 30 Year Asphalt Architectural Roof Shingles
- Engineered Wood Trusses and Roof Sheathing
- Exterior Wall Sheathing with Vapor Barrier
- Engineered Floor Joist System (LSL)
- 200 Amp Electrical Service with Copper Wiring
- Ceiling Outlet for Future Garage Door Opener
- PEX Water Lines, PVC Drains
- Shut-Off Valves at All Fixtures
- Foundation Waterproofing with Mfr. Warranty
- Sump Pit and Pump with Electric Outlet
- Basement Egress Window and Well (Ingrade Lots)

Bath Features

- Onyx Vanity Tops and Sinks
- Fiberglass Shower Base with Ceramic Tile Surround (Master)
- Tempered Glass Shower Enclosure (Master)
- Linen Closet with Wire Shelving, per Plan
- Moen Faucets and Valves in Chrome
- Porcelain Toilets
- One-Piece Fiberglass Bathtub with Integral Surround in White (Hall Baths)
- Towel Bar and Paper Holder Accessories (Chrome)

Exterior Features

- Sodded Lots with Lawn Irrigation System
- Concrete Driveway and Walkway
- 10'x10' Concrete Patio
- Two-Car Garage with Steel Garage Door
- Low Maintenance Vinyl Siding and Shutters
- Baked-on Enamel Aluminum Gutters & Downspouts
- Decorative Window Grilles on Front Elevation
- Aluminum Wrapped Fascia and Enclosed Soffits
- Splash Blocks for all Downspouts
- Standard Basic Landscaping Package
- Community Mailbox

Energy Efficiency

- R-38 Ceiling Insulation, R-13 Exterior Walls
- Lennox Furnace and A/C System
- 50 Gallon Gas-Fired Water Heater
- Insulated Low-E Windows with Removable Screens
- Insulated Entry Door and Vinyl Patio Door
- Full Weather Stripping at Exterior Doors

Safety & Security

- Smoke & Carbon-Monoxide Detection System
- Ground Fault Interrupters (GFI's) in Key Areas
- Kwikset Locks & Dead Bolts, Keyed Alike
- Front Door Chime

Find Your New Home at kemphomes.com



A Legacy of Design, Quality & Value

Kemp Homes Reserves the Right to Substitute Materials of Equal or Greater Value. Plans and Renderings are an Artist's Conception and May Vary From Actual Construction. Room Sizes and Square Footages Shown are Approximate.

A Principal in the Ownership Entity is a Licensed Real Estate Broker but is Not Involved in Any of the Brokerage Transactions. 8/25/25



COLUMBIA MEADOWS



Personalizing Your New Home

To Make Your Home Uniquely Yours Consider Adding Your Choice of Some of Our Most Popular Optional Features.

Optional Architectural Features

- Crown Moulding
- Window Casing
- Hardwood, Ceramic Tile & Specialized Flooring Available
- Bookcases
- Direct-Vent Gas Fireplaces
- Tall (9') Basement Pour
- Bay Windows
- Lower Level Finishes, per Plan
- Wet Bars
- Window Grilles in Side and Rear Windows
- Arched Door Openings with Flanking Columns
- Crown Mouldings, Chair Rails, and Wainscoting
- Vaulted, Coffered, or Trey Ceilings
- Transoms at Exterior Windows & Doors, per Plan
- Stained Glass Front Doors & Sidelights
- Dormers, per Elevation
- Widen Driveway to Edges of Garage
- Garage Door Opener and Optional Lighted Exterior Keypad
- Garage Door Window Inserts
- Insulated Garage Doors
- Finished Garage (Insulated Walls & Ceiling, Drywalled, and Painted)
- Coach Lights at Garage
- Low Maintenance Composite Sun Deck and Aluminum Railing
- Screened-In Deck
- Concrete Patios
- Traditional Wood Rail & Balusters or Wrought Iron Look Balusters
- Lever Door Handles
- Natural Gas Dryer Hook-Up

Optional Bathroom Features

- Whirlpool Tubs
- Ceramic Tile Shower Base (Master)
- Ceramic Tile Bath or Shower Enclosures (Secondary Baths)
- Barrier-Free Shower Entry
- Brass or Specialized Plumbing Fixtures
- Specialized Flooring
- Additional Baths
- Optional Luxury Master Bath, per Plan
- Double Bowl Vanity, per Plan
- Comfort-Height Vanities
- Comfort-Height Toilets and/or Elongated Bowls

Optional Kitchen Features

- Custom Appliance Colors
- 42" Wall Cabinets
- Gas Appliances
- Specialized Flooring
- Glass Cabinet Doors
- Under Cabinet Lights
- Cast Iron or Composite Sinks
- Water Line for Refrigerator Ice Maker

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2025

With Over Seventy Years of Homebuilding Experience You Can Be Assured That Kemp Homes Will Deliver Not Just A Top Quality Home But Also a Top Quality Home Building Experience. All Kemp Home Owners Receive:

- ❑ Pre-Construction Meeting with Your Construction Superintendent
- ❑ Color Selection Assistance from Our Knowledgeable Sales Associates
- ❑ Electrical Walk-Through with a Master Electrician Prior to Drywalling
- ❑ Pre-Closing Walk-Through and Orientation in Your New Home
- ❑ 1-Year Workmanship Warranty by 2-10 Home Buyers Warranty
- ❑ 2-Year Distribution Systems Warranty by 2-10 Home Buyers Warranty
- ❑ 10-Year Structural Warranty by 2-10 Home Buyers Warranty
- ❑ 2-Month & 11-Month Warranty Service Checklist
- ❑ 5-Year Electrical Warranty Provided by Electrician's Union



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