BROWNSTONES AT THE RAILYARD IN GRAYSON

Price Sheet K

Living at the Brownstones at The Rail Yard, you'll experience the warmth and excitement of the modern South, surrounded by everything your heart desires. In this historic setting of Downtown Grayson, Kittle Homes is building open and modern plans but with architectural styles true to the southern tradition. When you come home to your townhome, you can relax, walk to unique, locally-owned shops, or just enjoy dinner with your friends. 21 Townhomes, 3 bedrooms and 3.5 baths, large FLEX/Bonus roon rear entry garages, 2,600+ sq. ft of pure luxury, priced from the low $340's, offering the ultimate in living well. Currently under construction with pre-construction prices available!

Limited time offer!
Pre-construction pricing!

Now is an excellent time to purchase before prices trend upward! Seller provides $2,500 towards closing costs when financing with preferred lender.

Unit	Price
End Unit	$349,000
Interior Unit	$342,900
Elevator Option	$35,000

For more info, visit:
KittleHomes.com

Jim Griffin | (404) 379-9335 | Jimsouthlife@yahoo.com
Daniel Hawkins | (770) 361-3891 | DanielHawkinsRealtor@yahoo.com

Prices and specifications may change. Renderings of floor plans and elevations are subject to change and are not exact in every detail.

In our pursuit of higher quality standards, Kittle Homes reserves the right to change or replace any feature. All information is believed to be accurate but not warranted.

PB PRESTIGE BROKERS REALTOR EQUAL HOUSING OPPORTUNITY

All prices and information subject to errors, omissions, or change without notice. For further information about homes to be built and lot availability, please contact the onsite agent or visit us online at www.KittleHomes.com.

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Available Upgrades K

- Farmhouse sink $1,000
- Backsplash in kitchen ($10 per sq ft. or less) ..... min. $650
- Under-mount lights in kitchen $750
- Level 2 granite or quartz countertops ..... min. $1,400
- Fridge optional ..... min. $1,200
- Optional super shower $3,500
- Tile in floor on laundry room $500
- Laminate floor in landing $1,500
- Oil rubbed bronze fixtures $950
- Nickel fixtures $550
- Elevator Option $35,000
- Set-in tub with tile $850
- Flex room (basement) laminate $1,500

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Included Features

Community Highlights

- Convenient location within short distance to trails
- Walking distance to Downtown Grayson, Rail Yard shops and restaurants
- Area Schools:
  - Grayson Elementary School
  - Bay Creek Middle School
  - Grayson High School
- Professionally designed landscape package
- Exterior lighting per neighborhood specifications

Uncompromising Exteriors

- Low E windows with insulation for efficiency
- Professionally designed landscape package
- Brick on all 4 sides
- Low maintenance Cement® Fiber Siding*
- Deck with privacy screen*
- Weatherproof electrical outlet at front and rear
- Exterior water faucet
- House wrap barrier
- Poured concrete driveways
- Engineered roof system
- 5" Aluminum seamless gutters with downspouts

Gourmet Kitchen

- Stainless steel double bowl sink
- 42" cabinetry
- Stainless steel appliance package including free-standing range, dishwasher and microwave
- Level 1 granite countertops
- Laminate Flooring on Main
- High-end, soft closing cabinet doors

Superior Interior Living Features

- Smooth ceilings throughout, with 9' ceilings on first and second
- Pre-wire for lights/ceiling fans in all bedrooms
- Designer lighting package with an allowance of $600
- Recessed can lighting
- Large closets with wire shelving*
- Stain resistant carpeting
- Metal balustrade

Energy Saving Features

- Electric heat pump
- 50-gallon quick recovery water heater
- Insulation: R-30 blown ceiling, R-13 exterior walls, R-19 Vaults or overhangs*
- Dual thermostats

Home Performance Features

- Builder's 1 year warranty
- Optional 2-10 year Builder's Warranty

Interior Features

- Window blinds Included
- Wired shelving in all closets
- Ceiling fan in family room and master
- All bedrooms pre-wired for cable
- All secondary bedrooms pre-wired and braced for fans
- Garage door with 2 garage door opener
- Smoke detectors on first and second floor
- 200 V electrical outlet in laundry area and dryer vented out
- Granite level 1 vanities in all secondary baths with tiled floors
- Chrome bath fixtures
- Laminate flooring in foyer, kitchen breakfast area, family room and powder room
- Elevator option

Luxury Owner's Retreat

- Large expansive tile shower with tile pan and clear framed shower enclosure with free-standing tub in bath
- Coordinated ceramic tile flooring
- 36" cabinetry with his & hers sinks
- Granite level 1 countertop with chrome fixtures

Flooring Features

- Premium laminate floor in foyer, kitchen, powder, dining, breakfast, living room and drop zone*
- Tile floors in all full baths

HOA - Homeowner's Association

- Yearly fee of $1,000
- Includes exterior and yard maintenance of all common areas and water in landscaping

Options

- Backsplash in kitchen
- Under-mount lights in kitchen cabinets
- Level 2 granite or quartz countertops
- Tile in powder room
- Fridge option
- Optional super shower
- Tile on floor in Laundry Room
- Laminate floor in landing
- Oil-rubbed bronze fixtures
- Nickel fixtures

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Elevation Plans K

1. Grayson A elevation (top left)
2. Grayson B elevation w/ balcony (top right)
3. Rear (bottom left)

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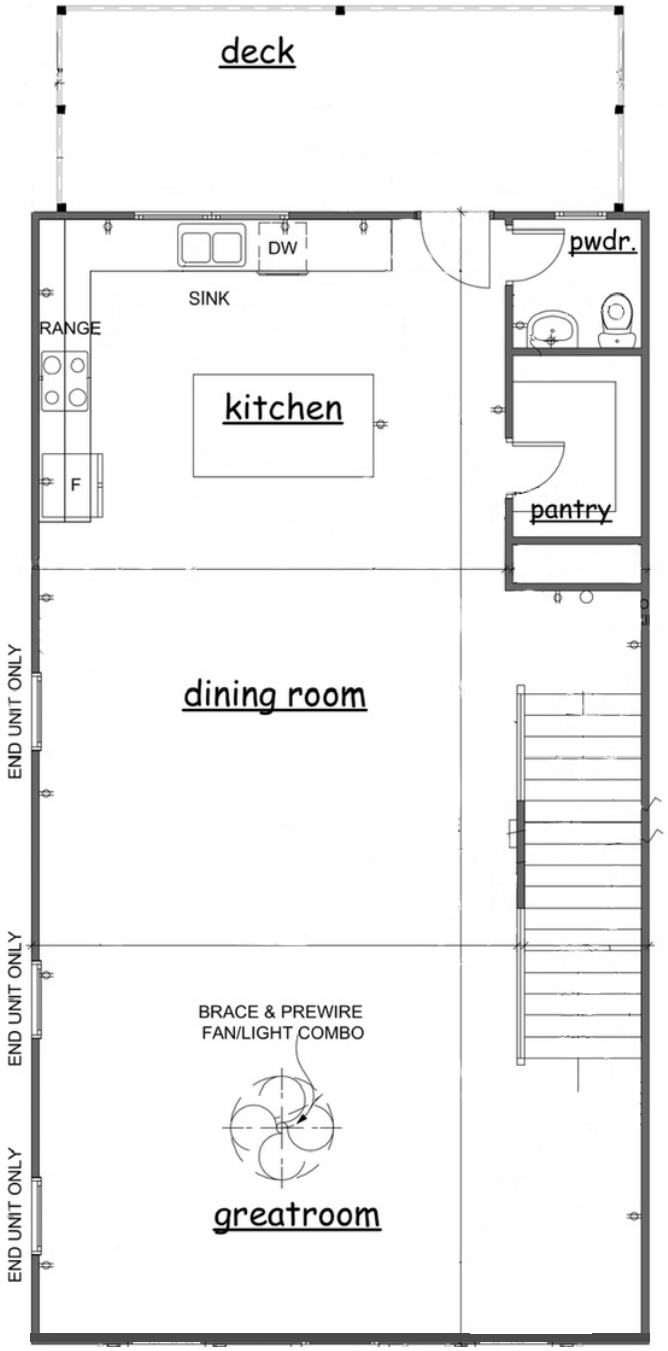
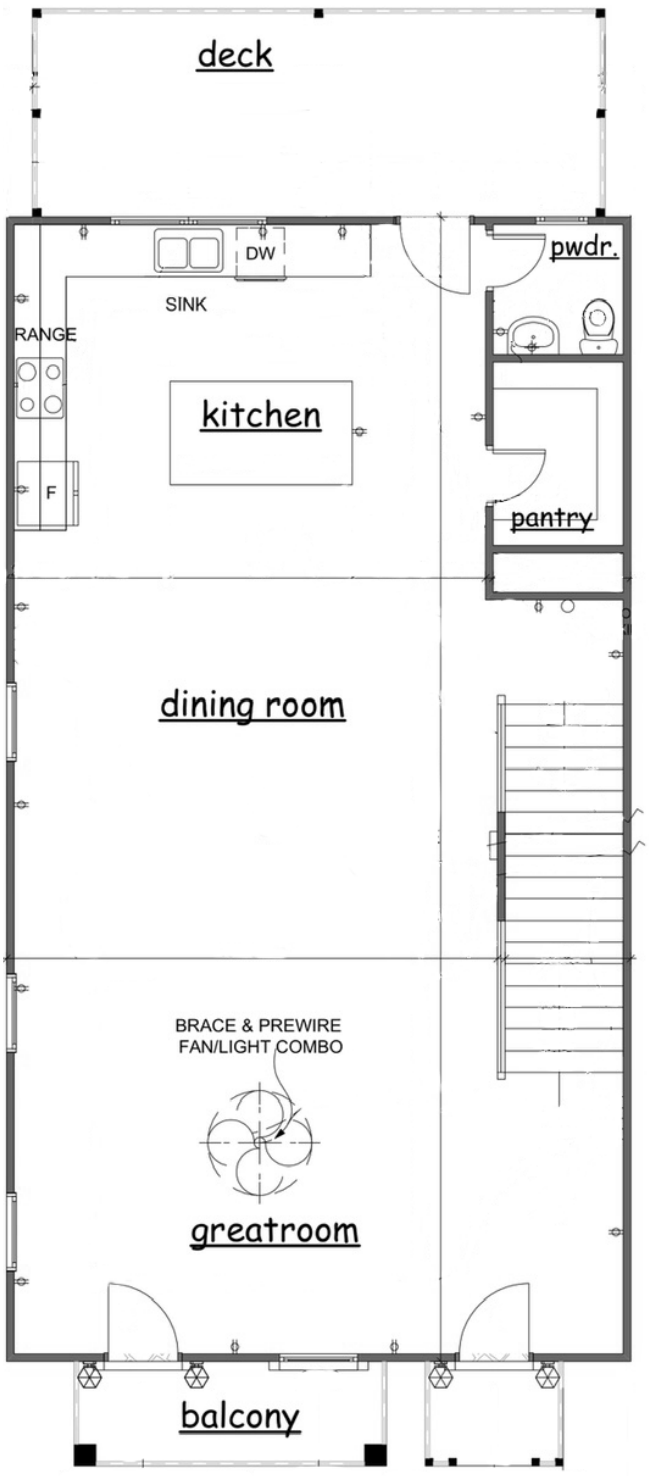
First Floor Plan K





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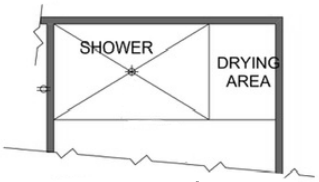
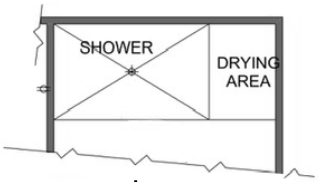
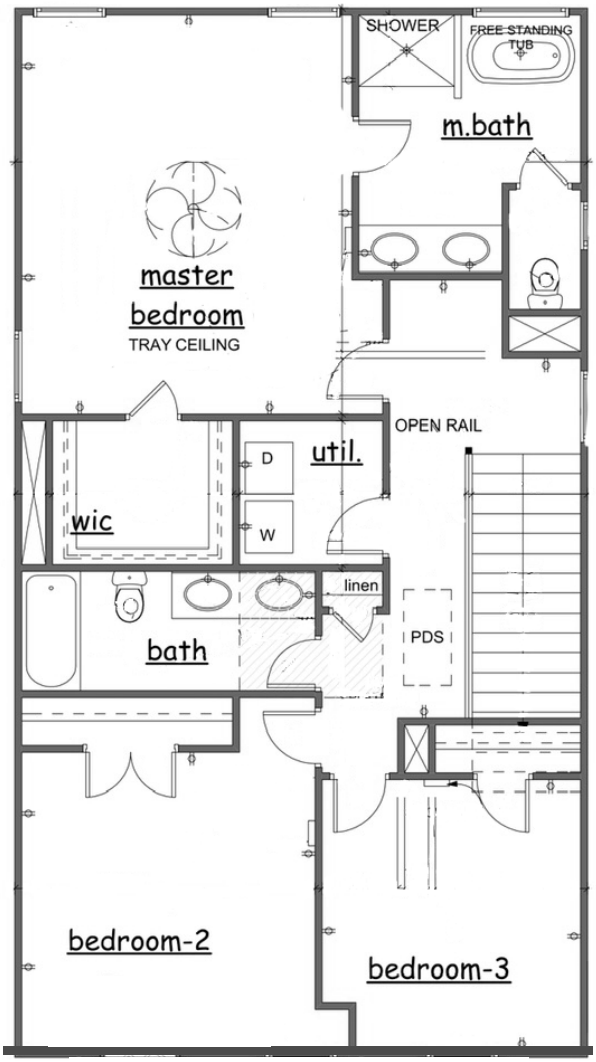
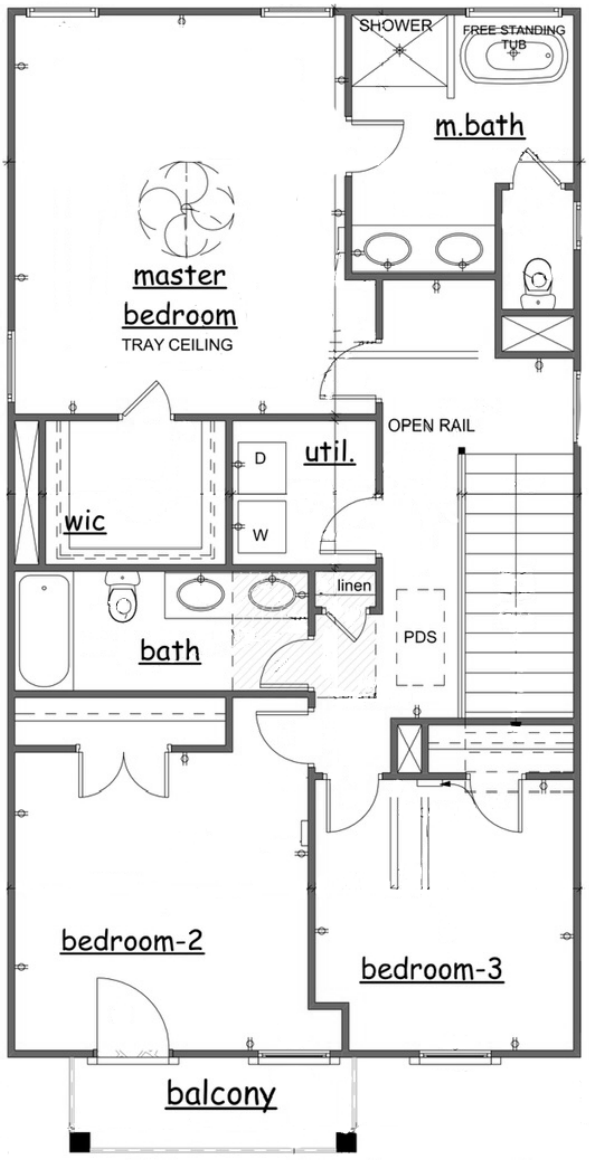
Second Floor Plan K





*Master bath, super shower option.





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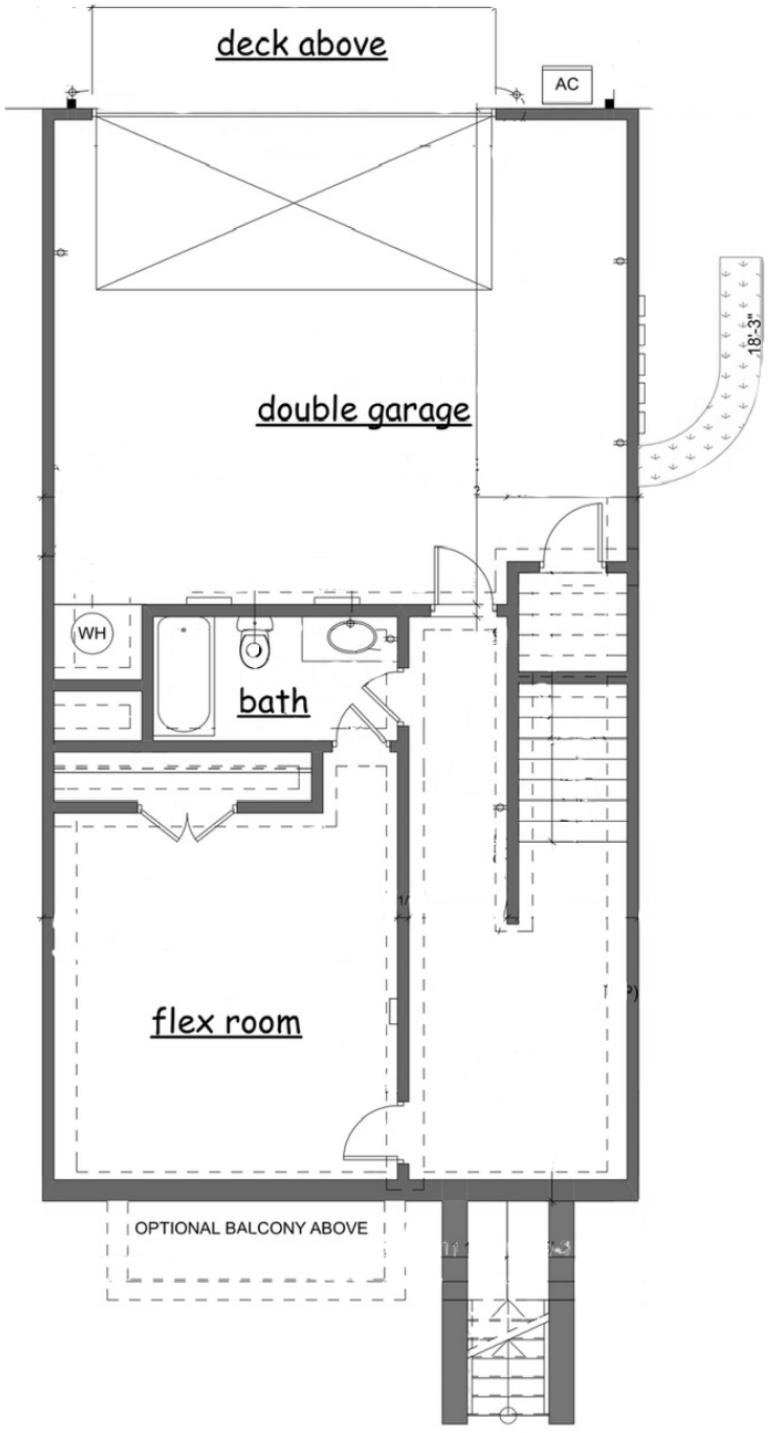
Basement plan K



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