



# Avondale Greensboro, NC



**This Single-Family community of new homes in Greensboro has several floorplans that accommodate any lifestyle. This community has two-story modern transitional designs with large closets, attic access, and an unbelievable amount of included features. Home exteriors are built with maintenance-free vinyl siding and 20-year warranty roof shingles. All of the new homes Avondale come with a fence panel to separate front & rear lawns.**

## Location:

From I-73 Take Exit 124, right off the ramp, turn right on Old Randleman Rd., right on Sumner Church, then left on Carol Ave.

**Size Range:** 1,605 - 2,475 sq. ft.

## Home Style:

One & Two-Story Transitional Styles. New Modern Plans for Today's Lifestyles.

## Exterior:

Maintenance Free Vinyl Siding.  
20-Year Warranty Roof Shingles

## Schools:

Sumner Elementary	336-316-588
Southern Guilford Middle	336-674-4266
Southern Guilford High	336-674-4250

**Zip Code:** 27406

## Utilities:

Water/Sewer	City of Greensboro	336-373-2344
Electricity	Duke Energy	800-777-9898
Gas	Piedmont Natural Gas	336-272-9881
Cable TV	Spectrum	336-584-1383

**Taxes:** .7350 (Per \$100 Value) Guilford County  
.6725 (Per \$100 Value) City of Greensboro

**HOA:** \$75 Monthly

(Includes Front Lawn Maintenance)

## Amenities:

Public Water & Sewer, Cable, and  
Underground Utilities



**Community Sales Manager | LaKesha Perry**  
**336-215-4582 | LPerry@gokeystone.com**



*Building Communities to Enhance Lives!*

# Arondale Greensboro, NC

ENERGY  
EFFICIENT

## DISTINCTIVE INCLUDED FEATURES

- French Center-Hinge Patio Door (Per Plan)
- 6-Year Residential Warranty
- Deadbolt Locks On All Exterior Doors
- Overhead Lights In All Bedrooms
- Pre-wired for Cable TV Outlets (Family Room & All Bedrooms)
- Pre-wired for Telephone Outlets (Family Room & All Bedrooms)
- Roof Overhangs Along Eaves and Gable Ends
- Natural Gas Heat & Hot Water

## ENERGY SAVING FEATURES

- Energy-Efficient Goodman Natural Gas Furnace & Central Air Conditioning
- Programmable Thermostat
- Insulated Doors and Double-Glazed Vinyl Tilt Ml Windows and Screens with Wood Window Sill
- Energy Efficient Natural Gas 38-40 Gallon Quick Recovery Water Heater
- On-Grade Construction for Lowered Utility Cost
- Energy-Efficient Rated Insulation (R15 Walls/R38 Attic)
- Energy-Efficient Home Sheathing
- Public Water and Sewer Services

## INTERIOR FEATURES

- Five Panel Colonist Hardboard Interior Doors
- Hand Finished Eight Foot High Ceilings
- Distinguished Resilient Flooring in the Foyer
- Pre-wired for Ceiling Fan in Master Bedroom & Family Room
- Stain Release Plush Carpeting in a Choice of Colors
- Dense Carpet Cushion
- Durable No-Wax Vinyl Flooring in a Choice of Colors
- Smoke Detectors
- Ventilated, Vinyl-Coated Steel Shelving in Closets
- Designer Light Fixtures
- White Electrical Plates
- 3 1/4" Base Mouldings

## KITCHEN FEATURES

- Flowing, Functional, and Efficient Designs
- Whirlpool Electric Steam Cleaning Range (Black Radiant Top)
- Whirlpool Built-In Microwave (Black)
- Whirlpool Dishwasher (Black)
- Disposal - 1/3 hp
- Sterling 7" Deep, Double Stainless Steel Sink with Kohler Chrome Pull-Out Vegetable & Pot Sprayer
- 36" Cambridge Hardwood Cabinets with Crown Molding
- Ice Maker Hook-Up
- Level 1 Quartz Countertops Standard
- Spacious Pantry (Per Plan)

## EXTERIOR FEATURES

- 20-Year Warranty Shingles, Black Color
- Two Outside Water Faucets
- Two Outside Weatherproof Electrical Outlets
- Professionally Landscaped Yard
- Low Maintenance Designer Vinyl Siding
- Private Concrete Driveway and Walks
- Aluminum Seamless Gutters and Downspouts
- Eighteen Square Foot Concrete Patio
- Fence Panel to Separate Front and Rear Lawns

## QUALITY CONSTRUCTION FEATURES

- Soil Treatment for Protection Against Termites
- 3/4" Tongue and Groove Sub-Floor Glued and Nailed on Second Floors
- Quality Kiln Dried Lumber Throughout

We, the undersigned, acknowledge that the above materials will be used in the construction of the home we have contracted to purchase. We also acknowledge if materials are unavailable, substitute materials of comparable value will be used.

PURCHASER \_\_\_\_\_

PURCHASER \_\_\_\_\_

DATE \_\_\_\_\_

Specifications Are Subject To Change Without Notice.



The Triad's Premier Home Builder

