



# Miller's Reserve

## Winston-Salem, NC



**Brand New Single-Family Homes in Forsyth County.** Located in a picturesque country setting on the outskirts of Winston-Salem. The Single-Family New Homes are 1 & 2 Stories with a variety of plans to choose from. Ranging from 1,600 sq.ft. to over 3,600 sq.ft., with a choice of 2 to 4 bedrooms and some with 1st-floor primary bedrooms! Along with lofts, 2.5 to 3 bathrooms, and so much more! Some plans offer optional sunrooms as well! Miller's Reserve is located just minutes from shopping, restaurants, schools, and everything that downtown Winston-Salem has to offer with the convenience of countryside living.

### Location:

From Silas Creek Parkway, turn onto Ebert Road and go approximately 4.3 miles and the community is on the right.

**Size Range:** 1,605 - 3,639 sq. ft.

### Home Style:

One & Two-Story Single-Family Homes. New Modern Plans for Today's Lifestyles.

### Exterior:

Brick Veneer Foundation, Maintenance Free Vinyl Siding, 30 Year Architectural Roof Shingles

**Zip Code:** 27127

### Schools:

Kimmel Farm Elementary	336-703-6760
Flat Rock Middle School	336-703-6762
Parkland High School	336-771-4700

### Utilities:

Water/Sewer	City Of Winston-Salem	336-727-8000
Electricity	Duke Energy	800-769-3766
Natural Gas	Piedmont Gas	800-752-7504
Internet/TV	Spectrum	855-855-4575
	AT&T	866-586-9547
Garbage	Rural Garbage	336-993-4307

**Taxes:** .5352(Per \$100 Value) Forsyth County  
.0179(Per \$100 Value) County Wide Fire Tax  
.0750(Per \$100 Value) Griffith Tax

**HOA:** \$89 Monthly

(Includes: Entrance, Front Lawn Maintenance, Common Areas)

### Amenities:

Natural Gas, Public Water and Sewer, Cable, and Underground Utilities.

**Community Sales Manager | Christopher Mercado**  
**407-460-4044 | CMercado@gokeystone.com**



*Building Communities to Enhance Lives!*



# Miller's Reserve

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ENERGY  
EFFICIENT

### DISTINCTIVE INCLUDED FEATURES

- 9' Ceilings on Main Level
- French Center-Hinge Patio Door (Per Plan)
- 6-Year Residential Warranty (RWC)
- 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)
- 2 Piece Crown Molding on Main Level

### ENERGY SAVING FEATURES

- Energy Efficient Goodman Natural Gas Furnace & Central Air Conditioning
- Programmable Thermostat
- Insulated Doors and Double-Glazed Vinyl Tilt MI Windows & Screens with Wood Window Sill
- Energy Efficient Natural Gas 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 Headboard Interior Doors
- Distinguished Hardwood Flooring in the Foyer
- Ceiling Fan Pre-Wire in Family Room and Master Bedroom (Loft Per Plan)
- 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
- White Electrical Plates
- 5 1/4" Base Moldings
- Wainscoting in Foyer



### 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

- 2 Car Garages
- Architectural 30-Year Warranty Shingles
- Two Outside Water Faucets
- Two Outside Weatherproof Electrical Outlets
- Front Sodded Yard
- Low Maintenance Designer Vinyl Siding
- Raised Panel Shutters (Per Plan)
- Private Concrete Driveway and Walks
- Aluminum Seamless Gutters and Downspouts
- Eighteen Square Foot Concrete Patios
- Division Fence Paneling 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.

