



# Royal Pines

Trinity, NC



Royal Pines is located in a picturesque country setting on the outskirts of Archdale, NC. Conveniently located to all major highways, I-74 & I-85. This community is USDA Eligible - 100% Financing. These Single-Family New Homes are 1 & 2 stories and there are a variety of plans to choose from with available features such as primary suites on the main level, bonus rooms, lofts, sunrooms, and screen porches.

### Location:

From Main St, turn onto Tom Hill Rd, turn left onto Archdale Rd, then left onto Leyland Cypress Terrace.

### 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, Stone Veneer, Fiber Cement Siding, and Maintenance Free Vinyl Siding.

### Schools:

John R Lawrence Elementary 336-861-8100  
Archdale-Trinity Middle School 336-431-2589  
Wheatmore High School 336-476-1500

**Zip Code:** 27370

### Utilities:

Water/Sewer	Davidson Water	336-731-2341
Electricity	Duke Energy	800-777-9898
Natural Gas	Piedmont Gas	800-752-7504
Telephone	AT&T	888-757-6500
Cable/TV	Spectrum	366-379-0200
Internet	Northstate	866-542-5900

**Taxes:** 1.1879 (Per \$100 Value)

**HOA:** \$40 Monthly

### Amenities:

Public Water & Sewer, Cable, and Underground Utilities

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



*Building Communities to Enhance Lives!*

# Royal Pines

## Trinity, NC

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
- Natural Gas Heat & Hot Water
- Decorative Community Standard Mailbox

### 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 Interior Doors
- Distinguished Resilient 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
- Designer Light Fixtures
- White Electrical Plates
- 3 1/4" Base Moldings

### 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 Standard
- Spacious Pantry (Per Plan)

### EXTERIOR FEATURES

- Architectural 20-Year Warranty Shingles
- Two Outside Water Faucets
- Two Outside Weatherproof Electrical Outlets
- Professionally Landscaped Yard
- Sodded Front 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

### 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

