



# Viking Ridge Greensboro, NC



Nestled in the highly desirable Northwest Greensboro, Viking Ridge will have an attractive streetscape of 21 homesites adorned with sidewalks for those evening strolls. Centrally located between Greensboro, High Point, and Winston-Salem, you'll feel like you're in the country, yet minutes away from Piedmont International Airport, major healthcare, shopping centers, performing arts centers, sports arenas, and top-ranked colleges and universities. Viking Ridge will offer some of Keystone's most popular luxury floorplans that are built with exceptional quality and offer energy-efficient features. The exterior will be adorned with 4-sided brick with stone accents and architectural 30-year warranty shingles. When stepping inside the elegant interior, you'll be greeted with beautiful sand & stained flooring, exquisite crown molding and wainscoting, window and door casings, and efficient kitchen designs with quartz countertops.

## Location:

From I-73 Take 111 for NC-68 N toward Oak Ridge. Turn Left onto NC-68 S. In 1.3 miles, turn left onto Edgefield Rd, then onto Alcorn Rd. In half a mile turn right onto NW School Rd and the community will be on the left.

**Size Range:** 2,260 - 3,903 sq. ft.

## Home Style:

One & Two-Story Transitional Styles with First Floor Primary Plans Available. New Modern Plans for Today's Lifestyles.

## Exterior:

Crawl Space Foundation, Brick Veneer Siding, 30-Year Architectural Roof Shingles, 3-Car Garage.

## Schools:

|                           |              |
|---------------------------|--------------|
| Oak Ridge Elementary      | 336-643-8410 |
| Northwest Guilford Middle | 336-605-3333 |
| Northwest Guilford High   | 336-605-3300 |

**Zip Code:** 27409

## Utilities:

|             |                   |              |
|-------------|-------------------|--------------|
| Electricity | Duke Energy       | 800-777-9898 |
| Natural Gas | Piedmont Gas      | 800-752-7504 |
| Cable       | Spectrum          | 855-243-8892 |
| Garbage     | GFL Environmental | 336-668-3712 |
| Septic      | Aqua America      | 919-653-6967 |
| Well        | Community Well    |              |

**Taxes:** .7305 (Per \$100 Value) Guilford County  
.0977 (Per \$100 Value) Oak Ridge FPSD

**HOA:** \$91.67 Monthly

## Amenities:

Natural Gas, Cable, and Underground Utilities



**Community Sales Manager | Cathy Caldwell**  
**336-937-4623 | CCaldwell@gokeystone.com**



*Building Communities to Enhance Lives!*

# Viking Ridge

## Greensboro, NC

ENERGY  
EFFICIENT

### DISTINCTIVE INCLUDED FEATURES

- 6-Year Residential Warranty (RWC)
- Brick Exterior with Stone Accent (Per Plan)
- Cathedral, Vaulted, and/or Tray Ceilings (Per Plan)
- Sand and Stain Flooring in the Kitchen, Eating Area, Foyer, and Half Baths
- Ceramic Tile Flooring in Full Baths
- Two-Piece Crown Moldings on Main Level
- Wainscoting Moldings in the Foyer, Hall, and Dining Room
- Single Light Center Hinge Patio Doors with Transom Above or Single Panel French Rear Doors (Per Plan)

### ENERGY SAVING FEATURES

- Energy-Efficient Goodman Natural Gas Furnace & Central Air Conditioning
- Programmable Thermostat
- Insulated Doors and Double-Glazed Vinyl Tilt MI Windows and 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

### INTERIOR FEATURES

- Spacious 9-foot Ceilings on the Main Level
- Upgraded 3 1/4" Wide Full Surround Window and Door Casings
- Upgraded 5 1/4" High Base Moldings
- Stain Release Plush Carpeting in Choice of Colors
- Dense Carpet Cushion
- Upgraded Deco Light Switches
- Five Panel Interior Doors
- Fireplace with Vent-Free Gas Logs
- Designer Light Fixtures
- Ceiling Fan Pre-Wire in Primary Bedroom and Family Room
- Smoke & Carbon Monoxide Detectors
- Chain Drive Garage Door Openers

### KITCHEN FEATURES

- Flowing, Functional, and Efficient Designs
- Whirlpool Electric Steam Cleaning Range (Black Radiant Top)
- Whirlpool Built-In Microwave (Black)
- Whirlpool Dishwasher (Black)
- 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

- 3 Car Garages
- Architectural 30-Year Warranty Shingles
- Two Outside Water Faucets
- Two Outside Weatherproof Electrical Outlets
- Private Concrete Driveway and Walks
- Aluminum Seamless Gutters and Downspouts
- Overhead Raised Panel Designer Garage Door with Automatic Door Openers

### 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

