



Sullivans Reserve

Walkertown, NC



Brand New Single-Family Homes in Forsyth County. Located in a picturesque country setting in Walkertown, NC. 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! Sullivans Reserve is located just minutes from shopping, restaurants, schools, major highways and everything that Walkertown has to offer with the convenience of countryside living.

Location:

Located directly beside Walkertown High School on Sullivan Town RD.

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: 27051

Schools:

Walkertown Elementary
Walkertown Middle School
Walkertown High School

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
	Bright Speed	833-692-7773
Garbage	Rural Garbage*	336-993-4307

Taxes: .5352(Per \$100 Value) Forsyth County
.1600 (Per \$100 Value) Walkertown Tax

HOA: \$89 Per Month

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

Amenities:

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



Building Communities to Enhance Lives!

Sullivan's Reserve

Walkertown, 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

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 RCB Flooring in the Foyer
- Ceiling Fan Pre-Wire in Family Room and Primary 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
- Wainscotting 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

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

