



THOROUGHbred HOMES

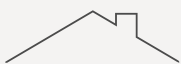
buying a home?

LET'S WORK TOGETHER!

THANK YOU FOR VISITING THOROUGHbred HOMES! WE ARE A PRIVATE, FAMILY OWNED COMPANY THAT HAS BEEN IN BUSINESS SINCE 1997. WE HAVE CALLED BALLANTRAE HOME SINCE 2009 BUILDING MORE THAN 300 CHARMING HOMES IN THIS COMMUNITY. THE SMALLEST DETAILS IN OUR HOMES ARE GIVEN SPECIAL ATTENTION, RESULTING IN WELL CRAFTED HOMES THAT ARE NOT ONLY STUNNING BUT EXTREMELY WELL BUILT AND AFFORDABLE.

BALLANTRAE BRINGS ENDLESS AMENITIES TO INCLUDE THE FIRE STATION, COMMUNITY SWIMMING POOL, FIRESIDE GRILL @ THE CLUB HOUSE, FITNESS CENTER AND AWARD WINNING GOLF COURSE.

WE ARE FULLY STAFFED TO MEET YOUR EVERY HOME BUYING EXPECTATION. WE HOPE THAT BALLANTRAE IS WHERE YOU WILL CHOOSE TO CALL HOME.



COURTNEY HILL
NEW CONSTRUCTION SALES

CONTACT:

✉ COURTNEY@THOROUGHbredHOMES.NET
☎ 205-789-6927
♡ THOROUGHbred HOMES, LLC





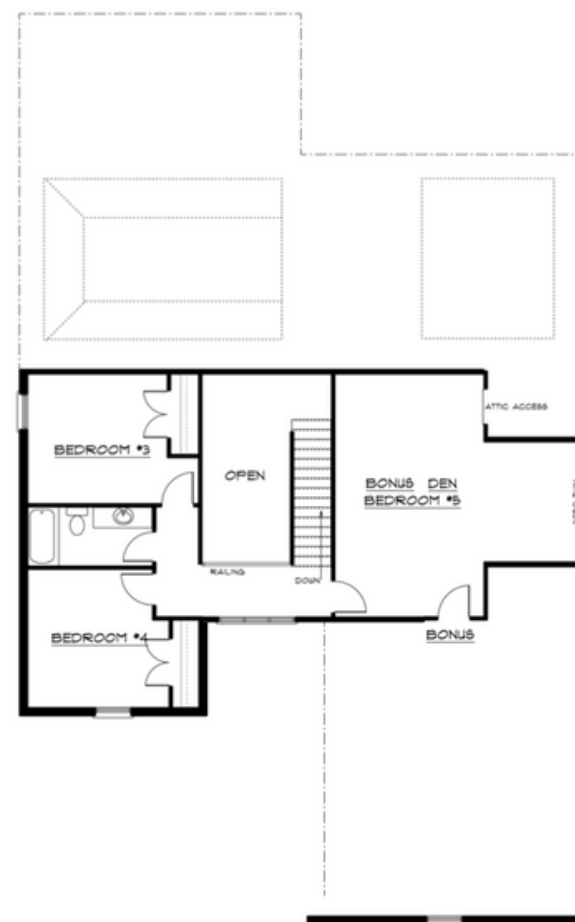
THOROUGHbred HOMES

THE MOORE



2,935 SQFT
4 BEDROOMS
3 BATHROOMS

OPTIONAL
5TH BEDROOM



PRICING AND PLANS SUBJECT TO CHANGE

Courtney Hill
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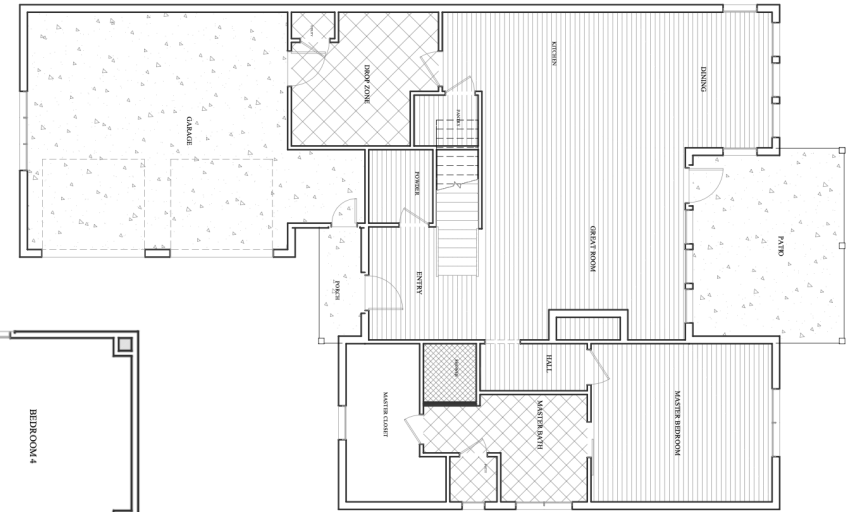
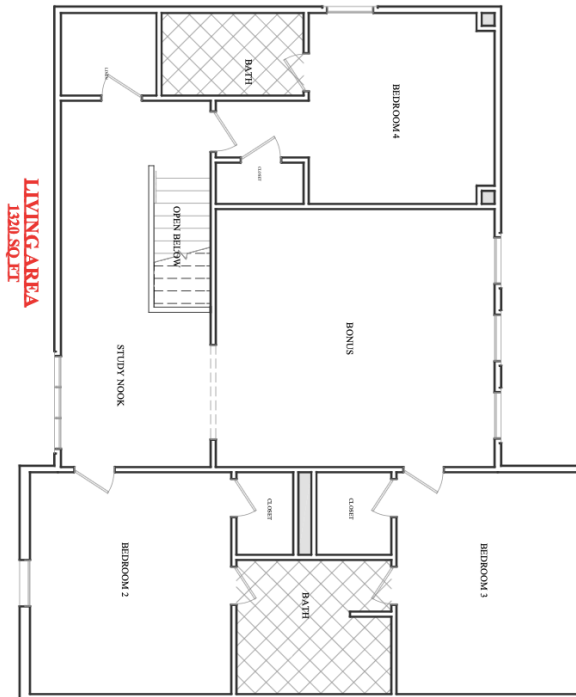


THE TITAN

THOROUGHbred HOMES



2,869 SQFT
4 BEDROOMS
3.5 BATHROOMS



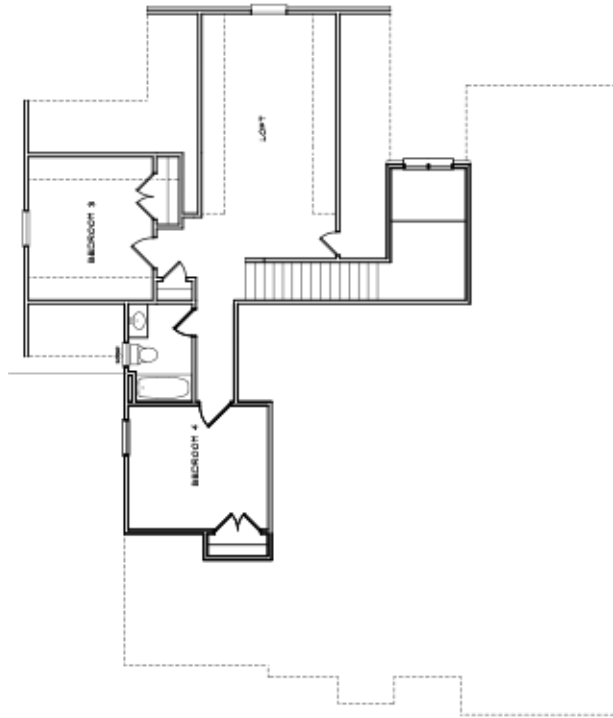
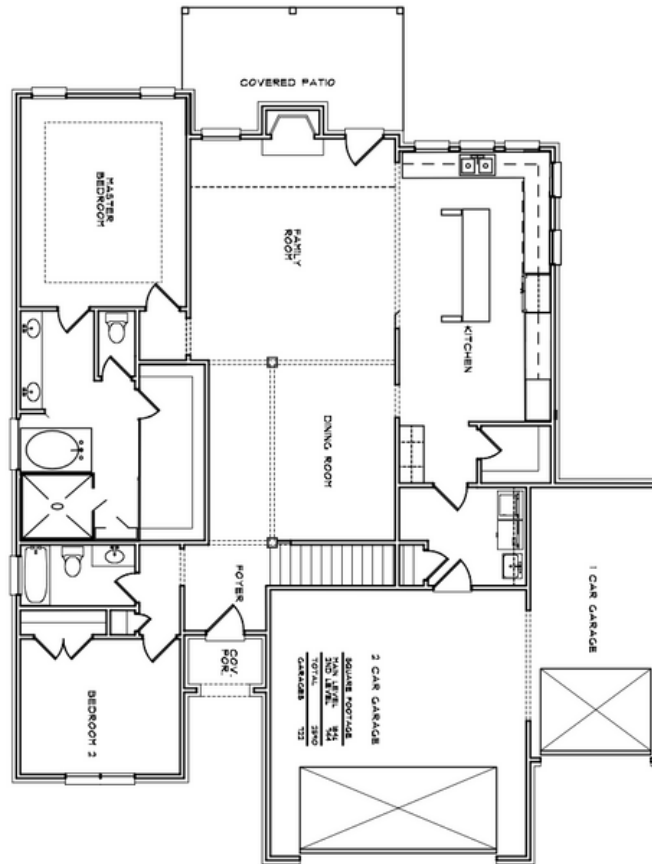
PRICING AND PLANS SUBJECT TO CHANGE

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2,590 SQFT
4 BEDROOMS
3 BATHROOMS



PRICING AND PLANS SUBJECT TO CHANGE

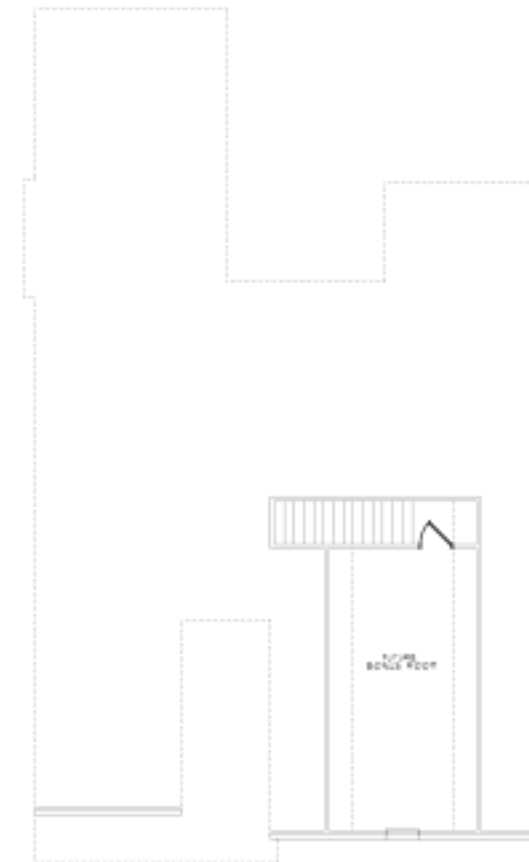


THOROUGHbred HOMES

THE KENT



2,122 SQFT
4 BEDROOMS
2 BATHROOMS



PRICING AND PLANS SUBJECT TO CHANGE

Courtney Hill

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Ballantrae Standard Specifications

Exterior Features:

1. LP TechShield Radiant Barrier Roof Decking
2. 4 sides Brick/Concrete fiber siding per plan. Brick allowance is up to \$320/1000. Painted brick available for an additional charge.
3. 30-year Weathered Wood Architectural Shingles.
4. Dual pane low-e vinyl windows.
5. R13 wall insulation, R30 slope attic insulation.
6. Professional landscaping in keeping with the neighborhood. Irrigation included.
7. 3068 Smooth Painted Fiberglass Front Door with 4-lite Low E Glass.
8. Covered porch with open patio per plan.
9. 2 Water Spigots.
10. Neighborhood approved custom mailbox.
11. Cable and Power outlet on covered back porch.
12. Insulated flush garage door(s) without glass with remote opener.
13. Ridge vents as needed per plan.
14. Cedar Shutters per plan.
15. 5" Seamless Gutters.

Kitchen:

1. Devon Profile Maple Wellborn Forest cabinets with standard finishes.
2. 36" upper cabinets with Builder's standard hardware selections.
3. Level 1 or 2 granite or Level 1 Quartz countertops with stainless steel single-bowl sink.
4. Delta Single Handle Pull-Down Kitchen Faucet in satin nickel.
5. GE Appliances: Dishwasher model number GDT665SSNSS, Range model number JGSS66SELSS, Microwave model # PEB7227ANDD (JVM6175SKSS –

over the range microwave on Laurel plan, only), Broan PM 300SS recirculating kit per plan.

6. Tile, Tumbled stone or slate backsplash (up to \$10 sq. ft. material allowance). Tile to be laid in either straight or brick pattern.
7. Under-counter lighting.
8. Island or peninsula bar per plan.
9. Custom decorative hood, except Laurel plan which is microwave over the range.

Interior Features:

1. Shaw Flooring's West Valley HW593 or BPI's Prestige Porto Vista engineered hardwood flooring on main level except laundry room and ½ bathrooms.
2. Ceramic tile flooring in Full Bathrooms and Laundry Room (material allowance up to \$3.24/square foot). All tile to be laid in either straight or brick pattern.
3. Lighting allowance is 1% of the base price of the plan, includes heat and smoke detectors per code, door bell, interior and exterior light fixtures, under counter lights and ceiling fans.
4. Carpet - Shaw Floors Break Away Solid 5E243 (or similar) on second level except bathrooms.
5. Smooth sheetrock walls and ceilings with bullnose vertical corners on main level. Standard corners upstairs.
6. Ceiling heights per plan (typically 9' on main and 8' on second level) with exception to vaulted or raised ceilings per plan.
7. Master bedrooms have a tray ceiling with rope lighting, except the Bailey Plan. An MDF painted coffer ceiling is available in all master bedrooms at no additional charge.
8. Cased openings per plan.
9. Carrara Molded – 2 Panel Square Top Smooth Bead and Cove interior doors with oil rubbed bronze or brushed nickel hardware.
10. 5-¼": baseboards, 3-¼" window and door casing.

11. 5" crown in foyer, dining room, great room, kitchen, hallways, all downstairs bedrooms and master bathroom – crown molding upstairs and in vaulted ceilings is not included.
12. Fireplace surround material is exterior brick with a cedar or stepped out brick mantle.
13. Wire shelving in closets and pantry per plan. Free sliding in master closet only.
14. 36" magnum vent-less gas fireplace with logs and wall switch.
15. Monochromatic paint scheme (flat paint only, eggshell is not available except in bathrooms, which is standard).

Baths:

1. Level 1 or 2 granite or Level 1 Quartz countertops per plan with under-mounted white rectangle sinks.
2. 4" Delta Woodhurst Series plumbing fixtures offered in satin nickel.
3. Framed mirrors per plan.
4. Master Bath: Ceramic tile shower walls with stone or tile floor. Material allowances are up to: \$3.24/square foot for bathroom floors and walls, \$6.85/square foot for master shower floors.
5. Oil rubbed bronze or satin nickel bath accessories.
6. Metal framed glass shower enclosure in master available in oil rubbed bronze or satin nickel.
7. Ceramic tile flooring in all baths. Material allowance up to \$3.24/square foot.
8. White 5' Rectangle Soaking Tub in Master.
9. White standard height elongated toilets.

Electrical:

1. Plugs and GFI located per code.

2. Low voltage wiring for internet, phone and TV services is RG 6 and is in a single location predetermined by house plan. From that point a wireless router may be installed for wireless tv, wireless phone and wireless internet.
3. Wired for ceiling fans with light kits in bedrooms and covered porch and ceiling fan in great room.
4. Up to 14 recessed lighting in kitchen, great room and master bath, plan dependent.
5. Four exterior floodlights.
6. 200 Amp Electrical service box.

HVAC/Plumbing

1. 14.3 SEER Bryant, Carrier, Goodman or Trane (Builder's discretion) gas furnace on main level and Heat Pump upstairs. If the plan only has a room over the garage upstairs, then a wall mounted mini-split HVAC unit is included.
2. Digital thermostats.
3. 50-gallon gas or electric water heater (plan dependant).
4. Pex water piping.
5. Garbage disposal.

Miscellaneous:

1. One-year Builder's Warranty plus Manufacturer's warranties.
2. \$847 per year HOA fee which includes the Pool, Fitness Center and Playground

*All allowances are with The Builder's vendors and subcontractors. Due to current market conditions some products may become unavailable. If so, then Builder will install a similar product at his sole discretion.