



Kinsley Estates

building memories that last for evermore

STANDARD FEATURES at KINSLEY ESTATES

BY HOUR HOMES AT FOREST VIEW, INC.

Interior Appointments

- Nine Foot ceilings on 3 levels*
- LVP flooring in foyer, kitchen & powder room
- Wall to wall carpet with 6 pound padding in bedrooms, DR, LR, Rec Room, staircases
- 400 amp electric service
- Interconnected smoke alarm on each floor and bedroom
- Washer and dryer hookup
- Fully finished basement with full bath
- Colonial Trim package with crown molding in foyer, LR, DR, chair rail in DR. Classique doors
- Flair brushed nickel handles on all doors
- Luxurious master baths with shower, tile floor, private toilet area, double sinks
- 6" x 6" ceramic tile on floor and walls of master bath, laundry room & shower surrounds of secondary and basement bath
- Stainless faucets in kitchen and baths
- Wood shelves and rods in closets
- 50 gallon electric hot water heater
- TRANE HVAC system with programable digital thermostat
- 8 low voltage outlet locations (CAT5, RG6 or ethernet outlets). Customer preferred locations
- Elongated Toilets

Kitchen

- 42" Aristokraft, flat panel, stained wood cabinets with crown molding and hardware
- Level A Granite counters with stainless steel under-mount sink with garbage disposal in Kitchen
- Whirlpool brand appliances—Stainless steel
- Range/Oven combo (per plan)
- 30" range with ceramic glass electric cooktop (per plan) /36" on Kitchen C only
- 25 cf s/s refrigerator with water and ice in door
- Dishwasher, microwave, double ovens (per plan)
- Recessed lighting

Exterior Appointments

- Black widows and gutters on fronts and end unit sides / Black garage doors with windows
- Black metal awnings
- Black trim on front
- Metal accents
- Front door with window
- Beaded siding
- Stone façade on main level front
- Professionally designed landscape package
- Garage door opener
- Public water and sewer
- Fully sodded front and rear yards
- Full asphalt driveways & concrete leadwalks
- Garage interior drywalled and taped
- Front and rear hose bibs and exterior electric outlets
- Low-E glass, single hung vinyl windows
- Keypad Deadbolt on front entry door
- 18" thick custom designed & built engineered floor trusses
- 2' x 6' exterior wall construction
- All homes built on foundation and slab
- Verizon FIO internet
- Walking distance to Stafford Hospital, county buildings, Stafford County Schools & shopping

Stafford County Schools

Designated for Kinsley Estates**

1. Stafford Elementary
2. Stafford Middle
3. Brooke Point High

*Loft option 8' ceilings only

**Schools are subject to change without notice. Please review Stafford School board website for updates

BASE PRICE \$699,900

*Sales event rules and conditions: For advertised options and closing costs assistance, purchasers must finance mortgage with our preferred lender. Incentive is subject to withdraw at any time without notice.

Square footages listed are approximate. Features subject to change without notice. 03/20/2025