



## *Community Features*

### The Estates and Manor Collections at Killian Manor

#### **Archway Homebuyers Advantage**

State Board Certified Contractor  
Certified Professional Home Builder  
2-year Third Party Mechanical Homeowners Warranty  
10-year Third Party Structural Homeowners Warranty  
Pre-Construction, Pre-Drywall, and Pre-Settlement  
Quality Walkthroughs Conducted with the Builder  
1-5-11 Pro-Active Warranty Service and Year-end  
Two Appointments with our Professional Designer  
Sentricon© Termite Bait System

#### **Stunning Exterior Designs**

Crafted Elevations with Architectural Details  
Front and Side Elevations with Brick, Stone, and Shake  
Ventilated Cement Fiber Soffit Board  
8-foot Double Wood and Glass Front Doors, or Single  
Craftsman Decorative Door per plan  
Large Front Porches with Beaded Plywood Ceilings and  
Decorative Columns  
Beige Double Wall Vinyl Tilt-out Sash Windows with  
Grids on All Normal Windows  
8-foot Tall Insulated Carriage Style Garage Door with  
High Glass and Iron Hardware  
Atrium Style Metal Full Glass Exterior-Deck/Patio Door  
with Large Transom Above  
Professionally Landscaped Yards with Full Sod  
Security System Pre-Wire

#### **Spacious Designer Kitchens**

42" Maple Cabinets with 2" Crown Mold and with  
Oversized Cabinet Up-steps and Double Oven Box  
Granite Countertops with Tile Backsplash  
Large Islands with Seating Areas  
Butlers Pantry with Granite Countertop on all Plans  
Stainless Steel Under-mount Sink with Moen Faucet and  
Vegetable Sprayer  
All Stainless Steel Frigidaire Gallery Series Appliances  
with 36" Gas 5-Burner Cook-top and Double Ovens  
Micro-hood with Exterior Venting  
Large Breakfast Rooms  
Large Walk-in Pantry with Ventilated Shelving  
Crown Mold throughout Kitchen/Breakfast  
Recessed Lighting in All Kitchens

#### **Luxury Interior Features**

Efficient and Elegant Open Floor Plans with Keeping  
Rooms, Master on the Main, Guest Rooms on Main,  
Lofts with Optional Tech Area per plan  
10-foot Ceilings on the First Floor; 9-foot Second Floor  
8-foot two Panel Arch Top Doors on First Floor  
9-foot Poured Foundation Basement Walls  
Architectural Detailed Arches per plan  
16" Open Web Structural Floor Trusses – Silent Floor  
42" Wood Burning Fireplace with Gas Ignition System  
Slate Hearth with Detailed Wood Mantle and Decorative  
Framing Detail (Gas Log Adaptable Fireplace)  
Rocker-style décor switches  
Two Cat5 Phone Outlets, RG6 Cable Outlets in all  
Bedrooms and Family Room  
Extensive Trim Package Including 3-piece Crown in  
Foyer; 2-piece Crown in Dining, Living, Master  
Bedroom; and 1-piece Crown in Kitchen and Family  
Rooms; and 3/4 Height Wainscot in Foyer and Dining  
Mudroom with Custom Bench & Wall Paneling  
High Quality Sherwin Williams Paints  
Red Oak Open Stair Treads with Red Oak Hand Rail  
Decorative Newel Posts with Iron Style balusters on stairs  
Hardwood Flooring in Dining, Foyer, Mudroom, Living,  
Family, Powder, Kitchen/Breakfast/Keeping Rooms  
13" Ceramic Tile on Laundry and all Bath Floors  
13" Ceramic Tile on Shower Walls in all Bathrooms  
Cultured Granite Countertops with Under-mount Oval  
Sink Basins in all Full Bathrooms  
Finger Joint Wood Base Board in all Wet Areas  
Upgrade Level IV English Bronze Lighting Package

#### **Prestigious Master Suites**

Trey Ceiling (2PC crown per plan) and Ceiling Fan  
Large Walk-in Closets with Ventilated Shelving  
3 cm Granite Countertops in Master Bathroom  
8" Spread Upgraded Finish (ORB/BN) Moen faucets  
13" Ceramic Tile on Garden Tub surround  
Tile Master Shower Walls with Tile Shower Pan  
Separate His/Her Vanities with High Tops  
Vaulted Ceilings in Master Baths per plan  
Large Full Light Garden Windows