



Elevation-A

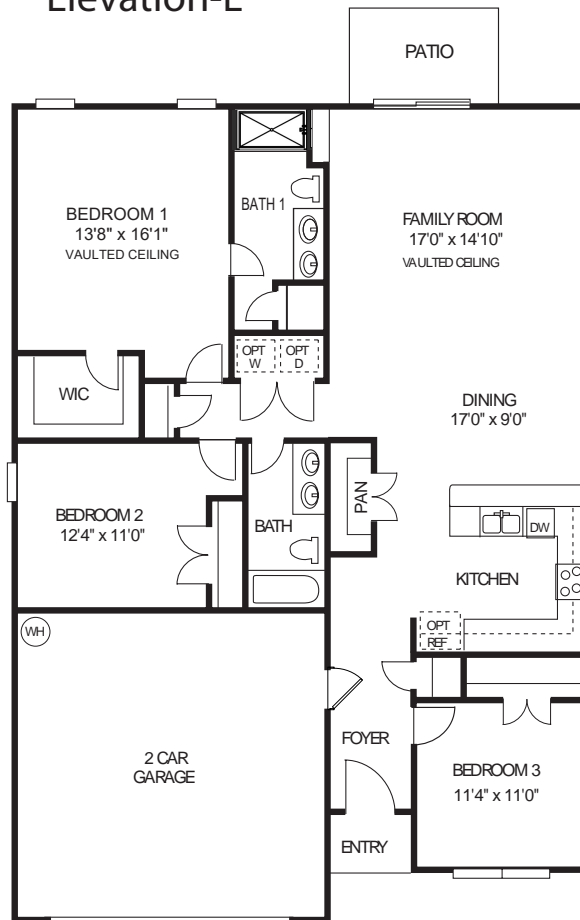


Elevation-B



Elevation-D

Elevation-E



**Brightwood Farm**

D.R. Horton is an Equal Housing Opportunity Builder. Home and community information, including pricing, included features, terms, availability and amenities, are subject to change and prior sale at any time without notice or obligation. Pictures, photographs, colors, features, and sizes are for illustration purposes only and will vary from the homes as built. Square footage dimensions are approximate. Buyer should conduct his or her own investigation of the present and future availability of school districts and school assignments. D.R. Horton has no control or responsibility for any changes to school districts or school assignments should they occur in the future. All homes are constructed by D.R. Horton, Inc., NC GC License # 29676. (Rev.10.13.2020)



**Elevation-A**

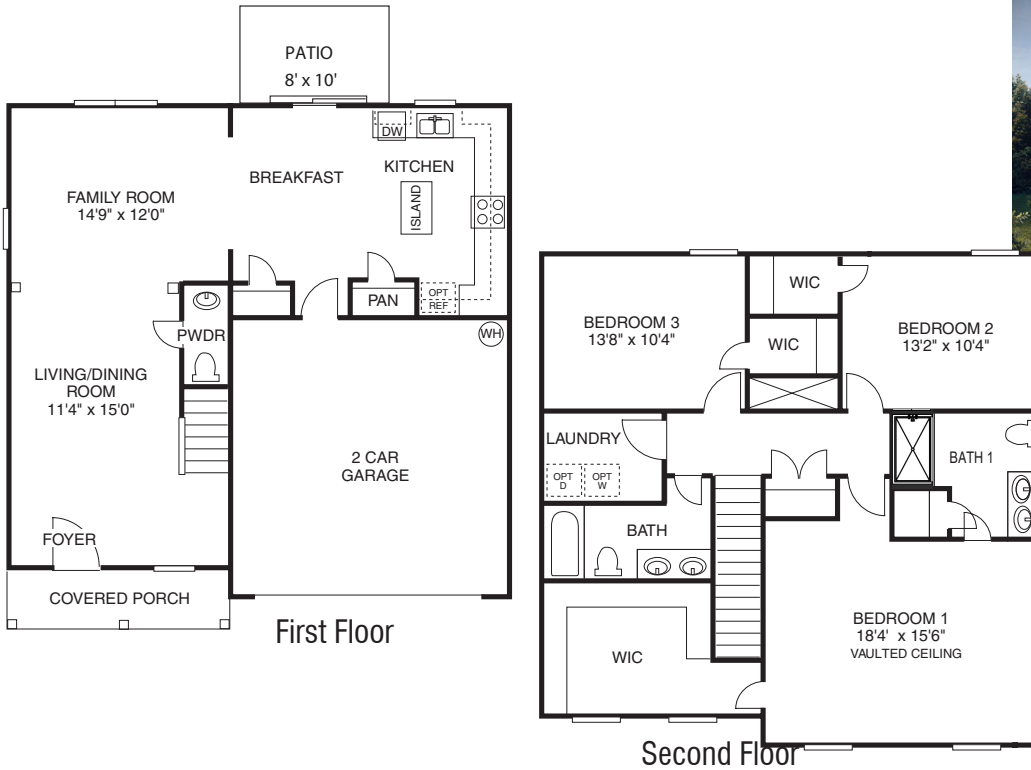


**Elevation-B**

**Elevation-D**



**Elevation-E**



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**Elevation-A**

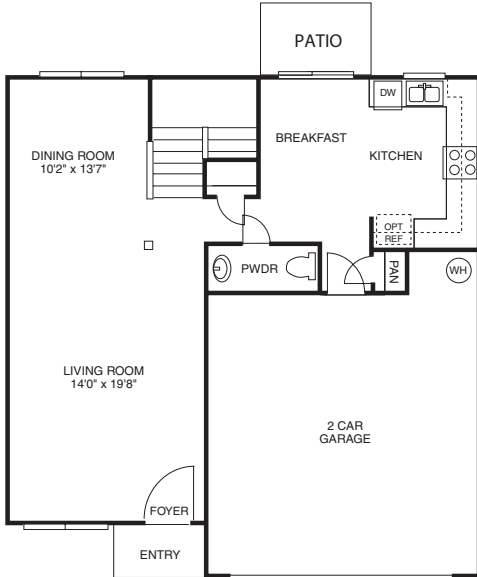


**Elevation-B**

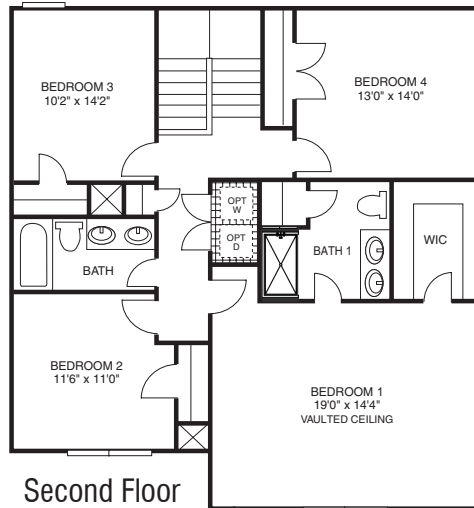
**Elevation-D**



**Elevation-E**



First Floor



Second Floor

**Brightwood Farm**

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**Elevation-E**



**Elevation-A**



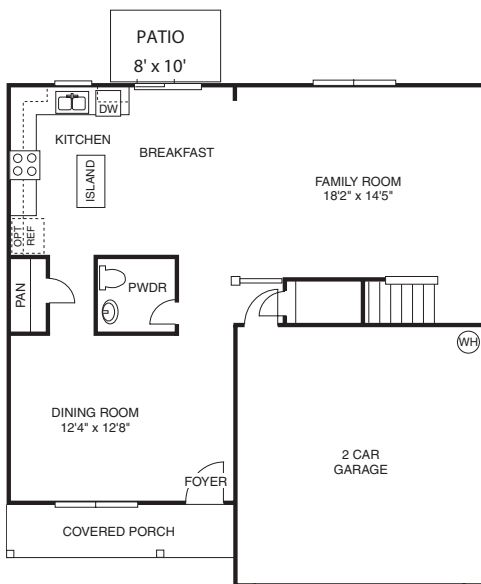
**Elevation-B**



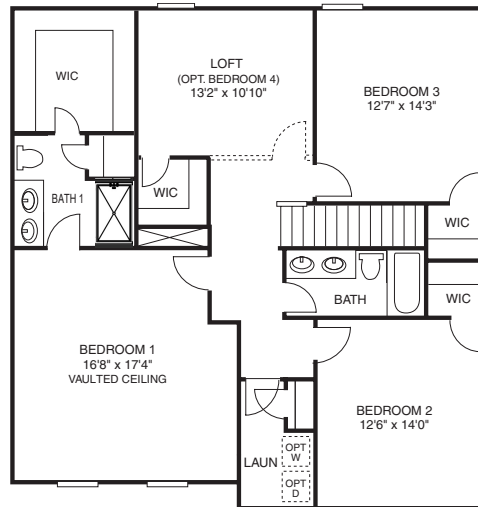
**Elevation-C**



**Elevation-D**



First Floor



Second Floor

**Brightwood Farm**

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**Elevation-D**



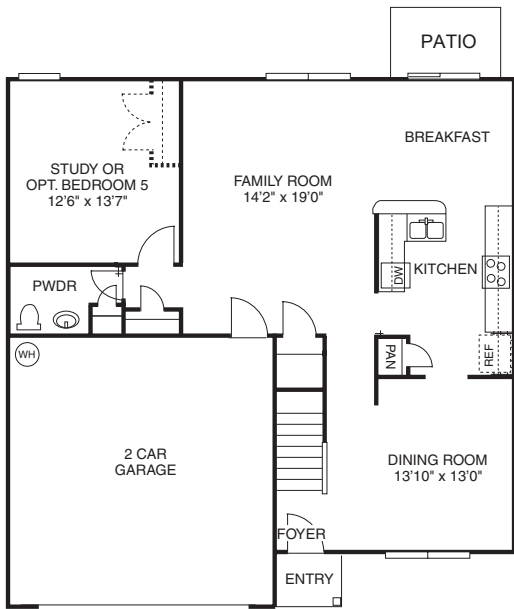
**Elevation-A**



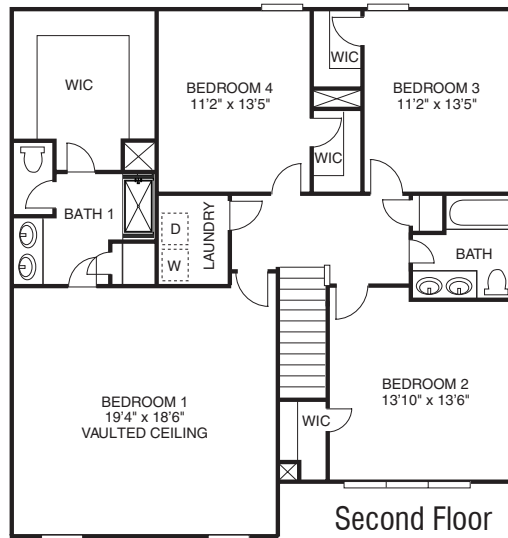
**Elevation-B**



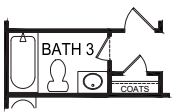
**Elevation-E**



**First Floor**



**Second Floor**



Opt Bath 3

**Brightwood Farm**

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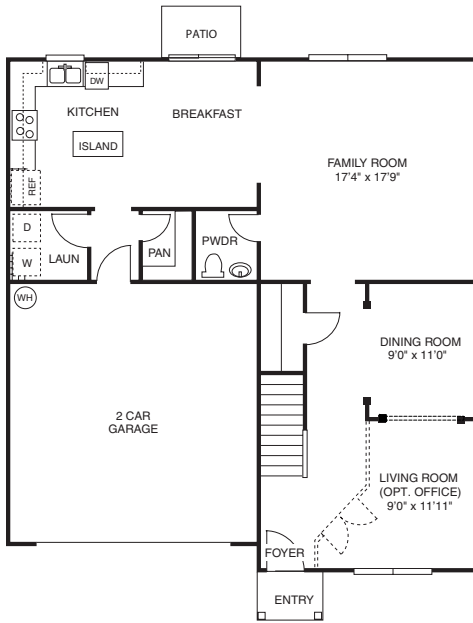
**Elevation-E**



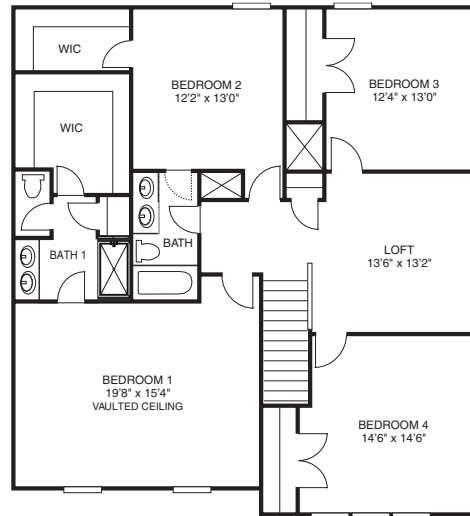
**Elevation-A**



**Elevation-B**



First Floor



Second Floor



**Elevation-D**

**Brightwood Farm**

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# Brightwood Farm

## INTERIOR

- Interior two panel smooth doors with round satin nickel door knobs
- Smooth finished walls and ceilings
- Interior walls and ceilings receive Sherwin Williams First Star flat latex paint. Interior trim receives semi-gloss in White color
- Vaulted ceiling in master bedroom
- Davison Luxury Vinyl flooring entire first floor excluding bedrooms
- Mohawk® Carpet with Scotchgard® upgraded protection and 5 lb. rebond pad
- Two convenient cable and phone outlets
- Ceiling fan pre-wires in great room and bedrooms
- Cultured marble vanity tops in bathrooms
- Double bowl vanity and 5' shower in master bathroom
- Double bowl sink in secondary baths per plan allows
- Elongated toilets
- Bath hardware accessories included
- Vikrell® tub/shower surrounds
- Moen® anti-scald shower valves
- Pedestal sink in powder room with decorative mirror and lighting (per plan)
- Ventilated vinyl shelving in closets
- Walk in closets (per plan)
- Walk in pantry (per plan)
- Garage door opener with two remotes
- Fully drywalled garage and insulated garage walls adjacent to heated interior space
- 40-gallon electric water heater
- Door chime
- Pull-down attic stairs (per plan)
- Daeko light switches
- Smoke detectors provided at each floor and bedroom and one carbon monoxide detector

## KITCHEN

- 30" birch cabinets with crown molding, raised cabinet at microwave and satin nickel knobs.
- Island with cabinets (per plan)
- Energy Efficient LED Kitchen Lighting Package
- Moen® chrome single lever faucet with vegetable sprayer and deep stainless steel sink
- Durable laminate countertops with 4" laminate backsplash
- Recessed ice maker connection
- Whirlpool® stainless steel smoothtop oven
- Whirlpool® stainless steel dishwasher
- Whirlpool® stainless steel microwave oven over range
- Garbage Disposal

## EXTERIOR

- Vinyl siding including trim
- Raised panel vinyl shutters (per plan)
- Fiberglass (3-tab) roof shingles
- Insulated low E vinyl single hung windows with tilt sash and double insulated glass with grids in all windows
- Raised panel insulated front door painted to match shutters with satin nickel entry knob and dead bolt
- Steel-raised panel garage door
- Concrete monolithic slab foundation with 80 sqft concrete rear patio\*\*
- Two exterior faucets
- Protected with an underlayment of Pactiv® House Wrap
- Two grounded weather proof outlets
- Deluxe landscape package with sodded front yards
- Termite prevention system with 1 year maintenance
- Ridge vent and soffit ventilation
- Gutters and downspouts (front and back) on all homes
- Window sill sealed to minimize insect and air infiltration
- Double flood light at front eave

## HOME IS CONNECTED

- Alarm.com App
- 3QOLSYS IQ Panel
- Honeywell T6 Pro Z-Wave™ Thermostat
- Amazon Echo Show and Echo Dot
- Kwikset Smartcode888 Deadbolt @ Front Door
- Eaton Z-Wave Switch @ Front Door
- Skybell Video Doorbell

## GENERAL

- Structurally designed walls, floors, roof and stair system
- One-year builder limited warranty and 10-year structural warranty from RWC®
- Carrier® 14 SEER (Seasonal Energy Efficiency Rating) high efficiency heating and air conditioning system
- Automated electronic damper control to maximize heating & cooling efficiency
- Vented exhaust fans in all bathrooms
- Professionally engineered insulation system, includes R-38 in ceilings, R-15 in walls
- Oriented Strand Board sheathing for superior structural framing integrity

Buyer's Initials \_\_\_\_\_ Date \_\_\_\_\_

Buyer's Initials \_\_\_\_\_ Date \_\_\_\_\_



Express Homes® reserves the right to revise, change and/or substitute products, and features of equal or greater value, dimensions, specifications and architectural details without prior notification. \*Home and community information, including pricing, included features, terms, availability and amenities are subject to change and prior sale at any time without notice or obligation. \*\*Dimensions are approximate. Updated: 10.4.21

## **BRIGHTWOOD FARM**

c/o Priestley Management Co.  
PO Box 4408  
Greensboro NC 27404  
ph: (336) 379-5007; fax: (336) 379-7340

Wendy Parks, Community Manager  
[wparks@priestleymanagement.com](mailto:wparks@priestleymanagement.com)

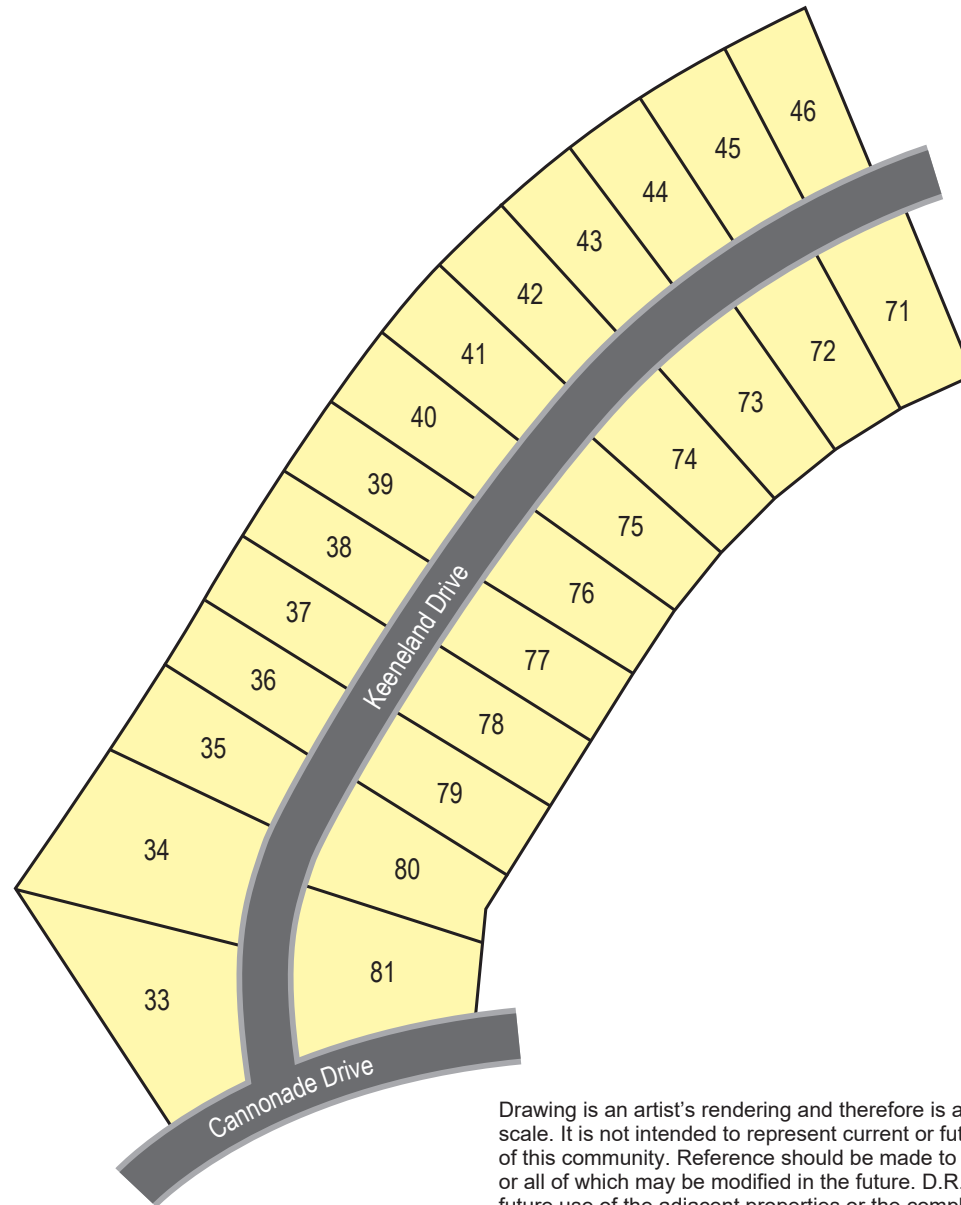
### **HOA DUES & FEES (2021)**

■ <u>Resident-owned lots:</u>	<b>\$65/mo</b>
■ <u>Working capital:</u>	<b>\$130.00</b>

The single-family HOA is a sub-association of the Master HOA & each single-family resident is a member of both entities; a portion of the monthly dues is internally allocated by the single-family HOA to the Master HOA. Buyer will pay at closing pro-rata dues for current month & working capital to the HOA, which will bill monthly for regular dues thereafter. Dues & working capital checks are remitted as shown above.

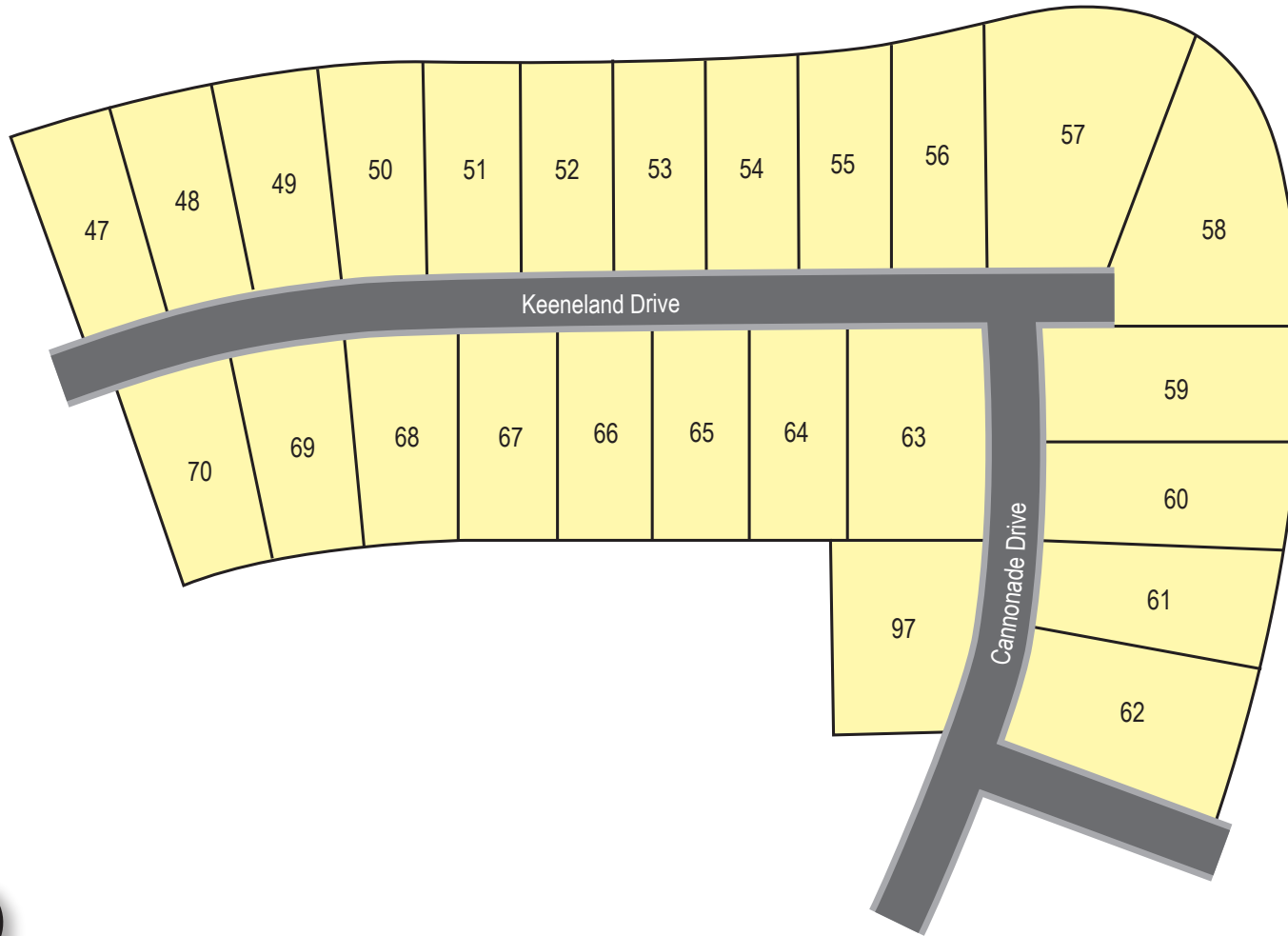
**BRIGHTWOOD FARM HOMEOWNERS ASSOCIATION, INC.**





Drawing is an artist's rendering and therefore is approximate, for illustration purposes only and is not to scale. It is not intended to represent current or future conditions, improvements, amenities or other features of this community. Reference should be made to recorded plats, maps and governmental approvals, any or all of which may be modified in the future. D.R. Horton makes no representation concerning current or future use of the adjacent properties or the completion of future phases of this community including features, amenities and facilities. All information is subject to change without notice or obligation. 8/26/21





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