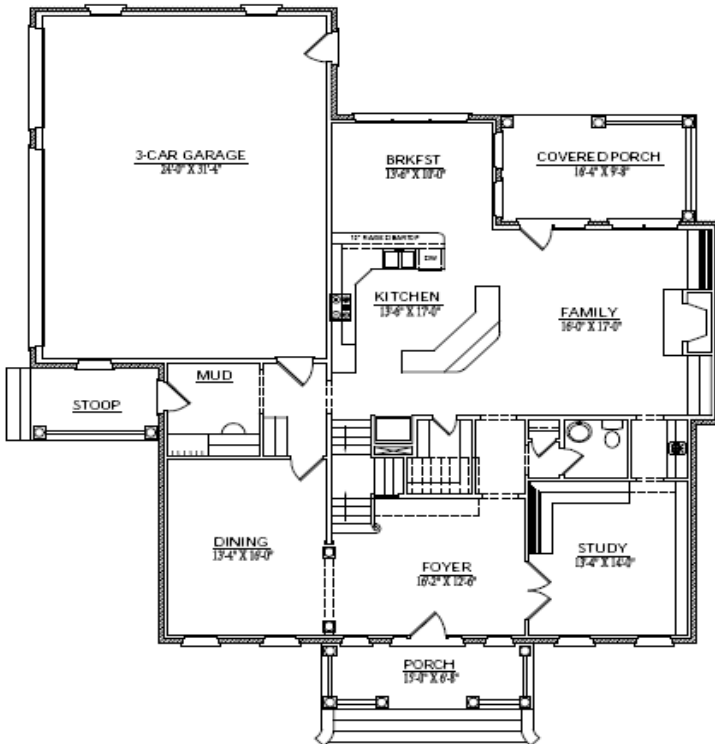


7300 Dogwood Branch Court, Raleigh

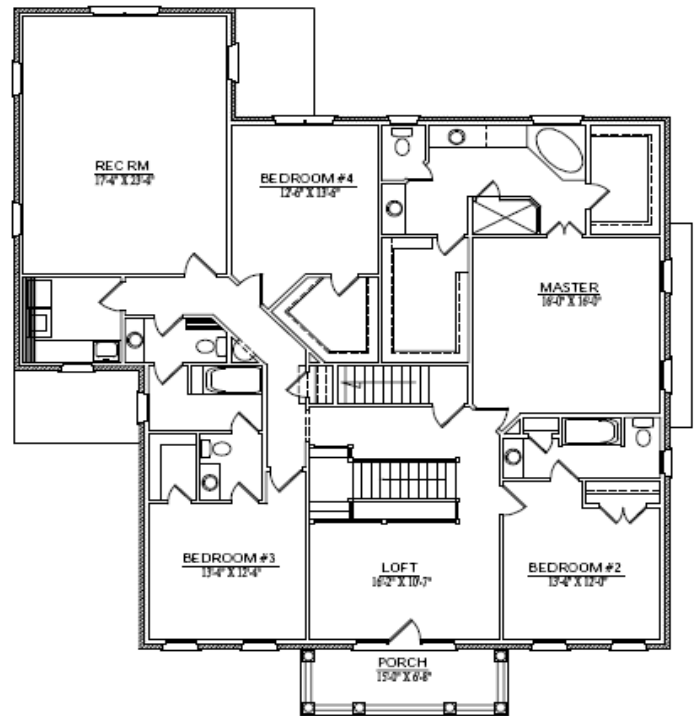
Lot 6, Branch Crossing by SKS Custom Homes



First Floor



Second Floor



Plus 750 sq ft walk up unfinished Third Floor



Email: info@skscustomhomes.com
 Web: www.skscustomhomes.com
 Phone: (919) 789-4199



* Information herein deemed reliable but not guaranteed *

Planned Specifications* for Lot 6, Branch Crossing SKS Custom Homes

General Amenities:

- Federal style architecture with modern flair
- 4,100 square feet on first and second levels beautifully placed on .40 acres
- 750 square feet of unfinished third floor walk up attic/media room
- Ceiling heights – 10' on first floor, 9' on second floor
- Full size, three bay side load garage on main level of home

Interior Amenities:

- Custom cabinets, quartz countertops, double oven, 5 burner natural gas cooktop with pot filler in kitchen
- Luxurious granite countertops in master bath, cultured marble in others
- Whirlpool tub with heater in master bath, cast iron tubs in others
- Upgraded plumbing fixtures throughout (Kohler, Moen or equivalent)
- Brazilian Cherry hardwoods throughout first floor, upgraded wall to wall carpeting on second floor
- Rich ceramic tile in bathrooms and laundry room
- Fireplace insert with natural gas burning ceramic logs
- Custom interior trim package – first floor includes 2 piece crown, extra tall base, 8 foot doors, wainscot/chair rail in dining room, coffered ceiling in study, second floor includes single piece crown, tall base, 7 foot doors, master bedroom ceiling detail
- Numerous custom built-ins (per plans) in family room, study and loft area
- Generous recessed lighting, ceiling fans in family room, bedrooms, recreation room and back porch

Exterior Amenities:

- Four sides of elegant and durable brick, with Harditrim boxing and cornice detail
- Simulated architectural shingle
- Shutters on front elevation
- Energy Efficient, Low E glass windows
- Landscape package includes full irrigation system, sod for yard, and generous sized planted beds

Miscellaneous Amenities:

- Energy efficient split zone HVAC system, natural gas assisted heatpump with humidifier, 14 SEER, A/C system with thermostad humidity controller
- Dual tank water heater system
- Security system
- Structured wiring package
- Central vacuum ready package

The SKS PRO+Warranty™ is included with all our homes, a proactive warranty that provides two pre-scheduled meetings in the first year to address any new home ownership matters

* Information herein deemed reliable but not guaranteed & subject to change without notice. Subject to errors and omissions.