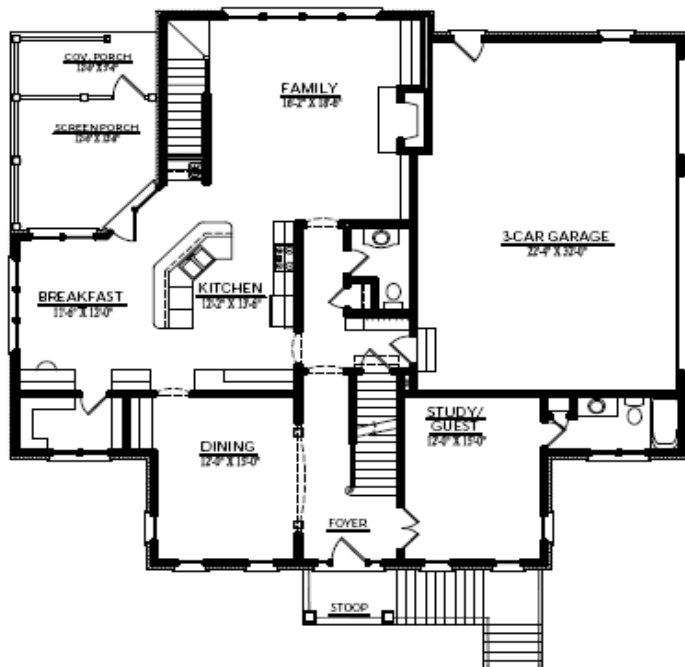


7919 Longleaf Branch Court, Raleigh

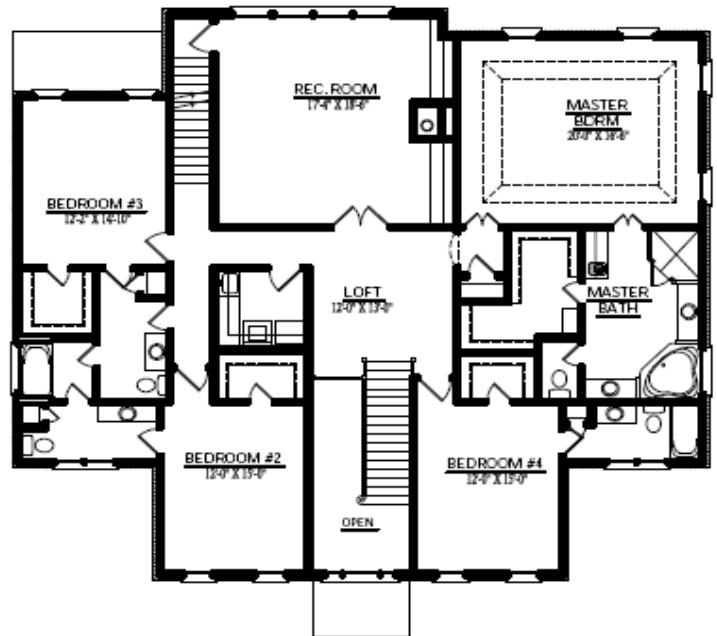
Lot 9, Branch Crossing by SKS Custom Homes



First Floor



Second Floor



Plus unfinished 1,087 sq ft of basement and 1,700 sq ft walk up 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 9, Branch Crossing SKS Custom Homes

General Amenities:

- Federal style architecture with modern flair
- 3,900 square feet on first and second levels aesthetically placed on a 10,891 square foot lot
- Potential for over 6,500 square feet of living space, with 1,076 square feet of unfinished basement and approximately 1,700 square feet of unfinished third floor walk up attic/extra rooms
- Ceiling heights – 10' on first floor, 9' on second floor and unfinished basement
- Full size, three bay side load garage on main level of home

Interior Amenities:

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

Exterior Amenities:

- Four sides of elegant and durable brick, with Harditrim boxing and cornice detail
- Wrought iron railings for steps to first floor entry and gate for basement entry
- 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 heat with humidifier, 14 SEER A/C system
- 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 deeded reliable but not guaranteed & subject to change without notice. Subject to errors and omissions.