

# List of features

113 KEDLETON COURT | WILMINGTON

## EXTERIORS

- Cement Siding Painted
- 30 year architectural shingles with metal accent roof
- Low E Single Hung Vinyl tilt windows with screens
- Covered back porch
- Double car concrete driveway with garage door opener
- 2 Flood lights
- 2 Car, finished sheetrock and painted garage
- Landscape package includes Bermuda sod in front side yard, & rear yards with irrigation
- Covered front porch
- 2 Exterior spigots
- Gutters over front and back doors
- Fiberglass pool installed by *Ocean Blue Pools* in Wilmington
  - » 8 x 20, heated (gas), hot tub/whirlpool jets, smart controller with phone app operation
  - » Salt water/chlorine generating

## INTERIORS

- Engineered Hardwood in downstairs living areas
- Fireplace in great room (per plan)
- Stain resistant carpet with 6 lb. pad in bedrooms
- Smooth painted ceiling and walls
- Brushed chrome finishes on hardware
- Lever handles & deadbolts on front & rear doors
- 3-panel Shaker interior doors
- Vented closet shelving
- Cabinets in laundry room per plan
- Ceiling fans in master bedroom, great room & pre-wired in other bedrooms and bonus room

- Phone jacks in kitchen, bedrooms & bonus room
- Cable TV wired in living room, all bedrooms and bonus room
- Coffered ceiling in dining room with wainscoting
- 5 ½" base molding
- 3 ¼ casing on doors and windows
- Plantation shutters
- Window treatments

## KITCHEN

- Granite or quartz countertops with tile backsplash 36" gourmet cabinets
- Soft close drawers
- Stain or painted finish on cabinetry
- Moen® plumbing faucets
- Recessed icemaker water line connection

## BATHROOMS

- Frameless shower door master bath only Tile shower master bath
- Tile tub surround downstairs
- Ceramic tile flooring
- Ceramic diagonal tile flooring in master Raised vanity in all baths with granite tops Designer plumbing fixtures
- Elongated toilets

## ENERGY SAVINGS

- Third party energy test & rating on all homes Rinnai tankless water heater
- 14 seer Carrier heat pump
- 200 amp electrical service
- R30 insulation in ceilings
- R15 insulation in walls
- GFI receptacles to meet code



**Intracoastal**  
REALTY CORPORATION



**RIEKERTEAM**  
BROKER/REALTOR®



**TOP PRODUCER**  
INTRACOASTAL REALTY



**VANESSA RIEKER**  
Broker/REALTOR®

**910-795-6193**