



Friedberg Village

Winston-Salem, NC



The picturesque setting of Friedberg Village strikes you the moment you turn onto the long, winding, scenic drive into the community. You'll find beautifully landscaped streets and exquisite monuments in this Moravian themed, all-brick neighborhood featuring luxury townhomes. Your new home in Winston-Salem will allow you to enjoy all that this community has to offer since landscaping and exterior maintenance is provided by the Homeowners Association. Residents will enjoy the community clubhouse, swimming pool, and putting green.

Location:

From I-40, take Peters Creek Pkwy/Hwy. 150 South. In approximately 5 miles, turn right on Old Salisbury Rd., proceed approximately .1 mile and turn left on Friedberg Church Rd., The Community is approximately 1.9 miles on the left (Just past Rock House Rd.)

Size Range: 1,500 - 2,298 sq. ft.

Home Style:

One & Two-Story Luxury Townhomes, Twin Homes, and Ranch Quad-Style Homes. New modern plans for today's lifestyle.

Exterior:

Brick Exterior with Stone Accent, 30-Year Architectural Roof Shingles.

Schools:

Friedberg Elementary	336-764-2059
North Davidson Middle	336-731-2331
North Davidson High	336-731-8431

Zip Code: 27127

Utilities:

Water/Sewer	Davidson Water	336-764-2534
Electricity	Duke Energy	800-777-9898
Natural Gas	Piedmont Gas	800-752-7504
Garbage	GFL	336-668-3712
Telephone/TV	Spectrum	855-855-4575
	AT&T	866-586-9547

Taxes: .64 (Per \$100 Value)

HOA: \$195 Monthly

(Includes: Clubhouse, Pool, Entrance, Lawns, Common Areas, Exterior Maintenance of Homes and Replacement/Repair of Roofing)

Amenities:

Community Clubhouse with Swimming Pool, Natural Gas, Public Water & Sewer, Cable and Underground Utilities



Community Sales Manager | Peggy Anderson
336-689-7344 | PAnderson@gokeystone.com



Building Communities to Enhance Lives!

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ENERGY
EFFICIENT

DISTINCTIVE INCLUDED FEATURES

- 6-Year Residential Warranty (RWC)
- Brick Exterior with Stone Accent (Per Plan)
- Cathedral, Vaulted, and/or Tray Ceilings (Per Plan)
- Hardwood Flooring in Kitchen, Eating Area, Foyer, and Half Baths
- Ceramic Tile Flooring in Full Baths
- Two-Piece Crown Moldings on Main Level
- Wainscoting Moldings in the Foyer and Hall
- Stone Address Numerals
- Single Light Center Hinge Patio Doors with Transom Above or Single Panel French Rear Doors (Per Plan)

ENERGY SAVING FEATURES

- Energy Efficient Goodman Natural Gas Furnace & Central Air Conditioning
- Programmable Thermostat
- Insulated Doors and Double-Glazed Vinyl Tilt MI Windows & Screens with Wood Window Sill
- Energy Efficient Natural Gas 40 Gallon Quick Recovery Water Heater
- On-Grade Construction for Lowered Utility Cost
- Energy Efficient Rated Insulation (R15 Walls/R38 Attic)
- Energy Efficient Home Sheathing
- Public Water and Sewer Services

INTERIOR FEATURES

- Spacious 9-Foot Ceilings on Main-Level
- Chair Rail Moldings in the Dining Room
- Upgraded 3 1/4" Wide Full Surround Door Casings
- Upgraded 5 1/4" High Base Moldings
- Stain Release Plush Carpeting in Choice of Colors
- Dense Carpet Cushion
- Upgraded Deco Light Switches
- Five Panel Interior Doors
- Fireplace with Vent-Free Gas Logs
- Designer Light Fixtures
- Ceiling Fan in the Primary Bedroom & Pre-wired in the Family Room
- Smoke & Carbon Monoxide Detectors

KITCHEN FEATURES

- Flowing, Functional, and Efficient Designs
- Whirlpool Electric Steam Cleaning Range (Black Radiant Top)
- Whirlpool Built-In Microwave (Black)
- Whirlpool Dishwasher (Black)
- Disposal - 1/3 HP
- Sterling 9" Deep, Double Stainless Steel Sink with Kohler Chrome Pull-Out Vegetable & Pot Sprayer
- 36" Cambridge Hardwood Cabinets with Crown Molding
- Ice Maker Hook-Up
- Spacious Pantry (Per Plan)
- Level 1 Quartz Countertops Standard

EXTERIOR FEATURES

- Architectural 30-Year Warranty Shingles
- 1 or 2 Car Garage (Per Plan)
- Overhead Raised Panel Designer Garage Door with Automatic Door Openers
- 10' x 12' Concrete Patios with Enclosed Privacy Fence
- Two Outside Water Faucets
- Two Outside Weatherproof Electrical Outlets
- Private Concrete Driveway and Walks
- Aluminum Seamless Gutters and Downspouts

QUALITY CONSTRUCTION FEATURES

- Soil Treatment for Protection Against Termites
- 3/4" Tongue and Groove Sub-Floor Glued and Nailed on Second Floors
- Quality Kiln Dried Lumber Throughout

We, the undersigned, acknowledge that the above materials will be used in the construction of the home we have contracted to purchase. We also acknowledge if materials are unavailable, substitute materials of comparable value will be used.

PURCHASER _____

PURCHASER _____

DATE _____

Specifications Are Subject To Change Without Notice.



The Triad's Premier Home Builder

