

# Whitehurst Builders, Inc.



4453 Glen Kernan Parkway East  
Lot 4, Unit 5

## **Charleston Manor**

*Personalized architectural design featured in this 5,011 sq ft, 5 bedrooms, 6 full & 1 half bath, Whitehurst Builders distinctive estate.*

*Lot with golf & water views overlooks the 11<sup>th</sup> hole & a lake. All the amenities synonymous with Whitehurst Builders "Personal attention to quality".*

*A Glen Kernan Golf & Country Club Membership is available for purchase.*

## **Benefits & Features**

*Through continuous efforts to improve our product, the plans, specifications and prices are subject to changes without notice.*

### **Exterior Design Amenities**

- Golf course lot on the 11th hole with views of lake
- Brick exterior with 50 year architectural shingles
- Three car garage
- Driveway with concrete pavers accent
- Front entry porch with concrete pavers
- Covered lanai & porch with concrete pavers
- Summer kitchen
- Custom landscaping package
- Automated sprinkler system

### **Interior Design Amenities**

- 3 step crown molding in foyer, dining, study, kitchen, downstairs halls, great room & owners bedroom
- 8" baseboard in rooms with 3 step crown
- Windows cased with wood sills & aprons
- Spacious walk-in closets with painted wood shelving & custom built-ins
- Built-in media center in great room
- Gameroom with wet bar
- Study with built ins

### **Kitchen**

- Custom cabinets with raised panels & custom moldings
- Granite countertops
- Upgraded appliance package
- Gourmet sinks & faucets

### **Baths**

- Luxurious owners bathroom with his & hers vanities, walk-in closets, walk-in shower with dual controls & a whirlpool tub
- Custom wood vanities & granite vanity tops in all bathrooms

### **Flooring Features**

- Wood in foyer, dining, great room, hallway, study, kitchen, breakfast room & powder bath
- Stairs with oak stained treads & painted risers
- Marble in owners bathroom
- Tile in baths & laundry
- Carpet in bedrooms & game room

### **Laundry**

- Wood laundry cabinets with laminate tops
- Fiberglass laundry sink
- Built-in ironing board

### **Electrical / Mechanical**

- Integrated structured wiring
- Smoke detectors, per code
- Decora switches
- Audio Pre-wire
- Security system
- Switches & lights in all walk-in closets
- Five (5) exterior floodlights
- Vacuum system

### **Energy Saving Features**

- High-efficiency 12.0 Seer rated air-to-air heat pump systems
- Upgraded pleated air filters
- Fiberglass batt insulation R-30 attic & R-19 in exterior walls
- Supply vents in all walk-in closets
- Air returns in all bedrooms & living areas

### **Warranties**

- One (1) year warranty
- One (1) year termite bond with \$250,000 renewable repair bond

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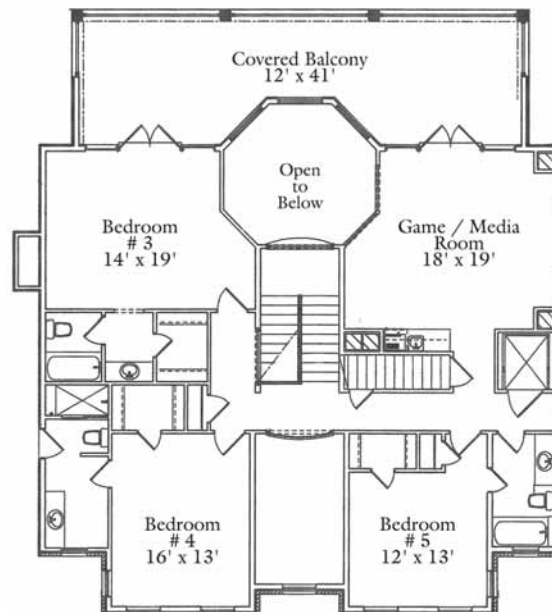
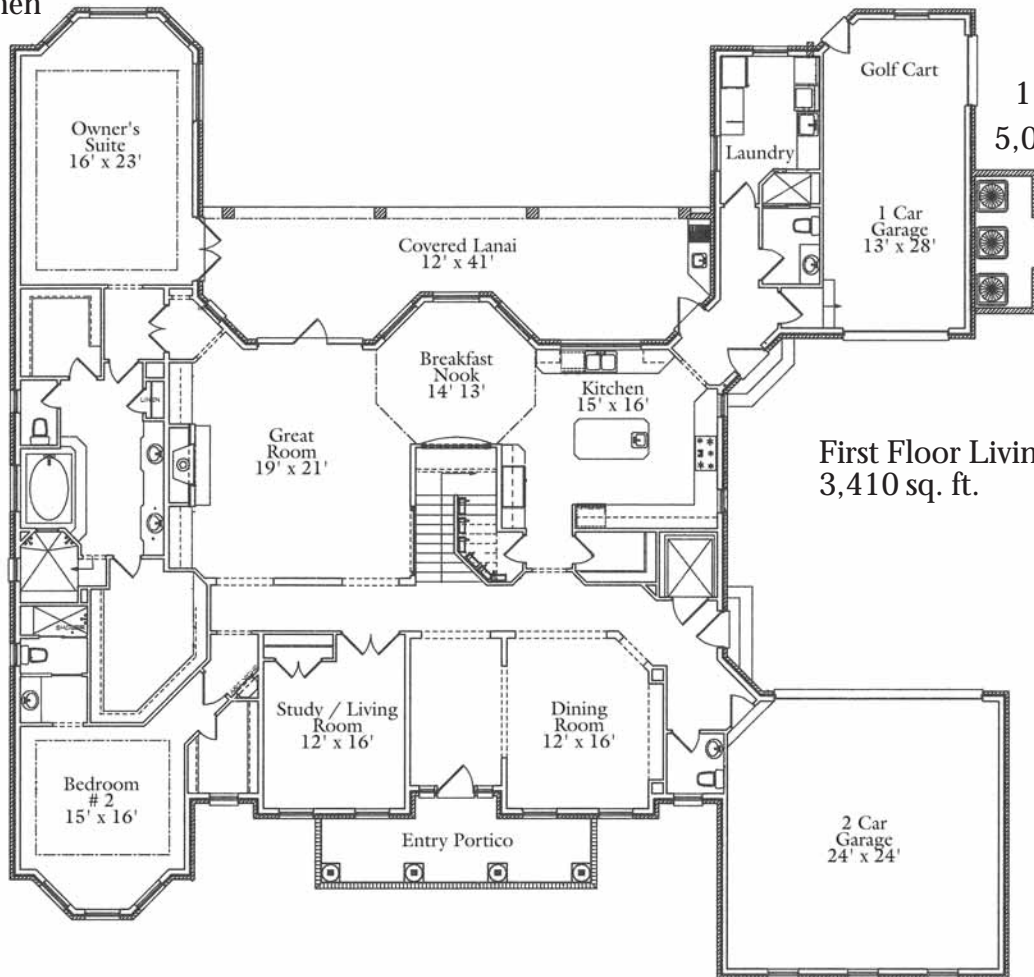
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## Charleston Manor

- 4 Car Garage
- Covered Lanai
- Summer Kitchen
- Media Room
- Elevator
- Wet Bar

## Lot 4 / Unit 5

- Golf to Water View •
- Lot Size 0.50 •
- 5 Bedrooms •
- 6 Full Baths •
- 1 Powder Bath •
- 5,011 Total sq ft •



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