

⇒ *Est.*  2023 ⇐

# SPRINGVALE HILL

— *at* —

WELDEN  
VILLAGE



# WELCOME TO SPRINGVALE HILL

## Starting in the Mid \$300's

Introducing Springvale Hill, one of the newest subdivisions within the vibrant Welden Village community. Consisting of 20 homesites and 4 distinct floor plans to choose from, Springvale Hill offers an exciting opportunity to personalize your dream home in a thriving neighborhood.

While Springvale Hill is a fresh borough within Welden Village, residents will enjoy the promise of future growth along with the current, easily-accessible amenities within Welden like the community pool, Cone Health Primary Care Center and Welden Village Dentistry. With more than 100,000 sq.ft. of additional commercial real estate to come. Live. Eat. Shop. All within your neighborhood.

Experience the best of both worlds at Springvale Hill—modern living in a close-knit community with access to a wealth of amenities. Your new home awaits in this dynamic neighborhood within Welden Village.

**ARDEN**  
HOMES **SIMPLY BUILT BETTER**



# SPRINGVALE HILL

at Welden Village

## Welden Village Amenities

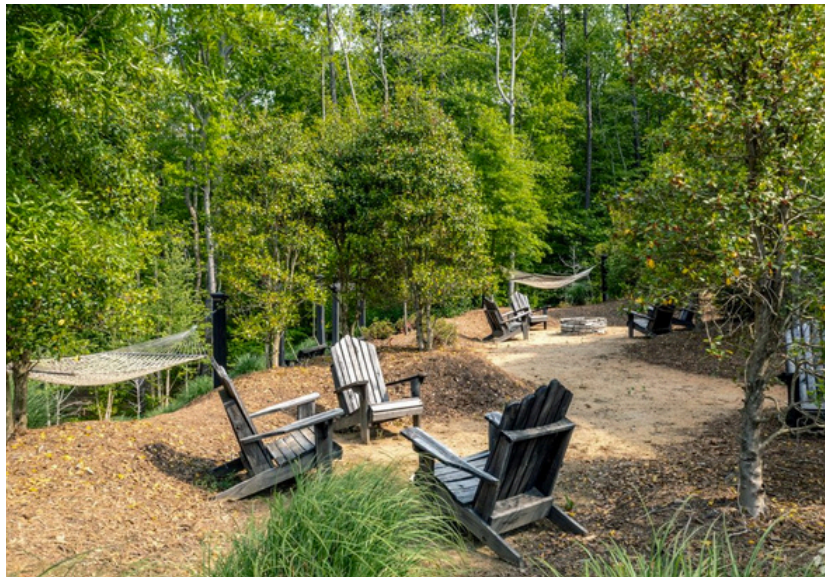
Playground



Community Pool



Dog Park



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## Site Plan



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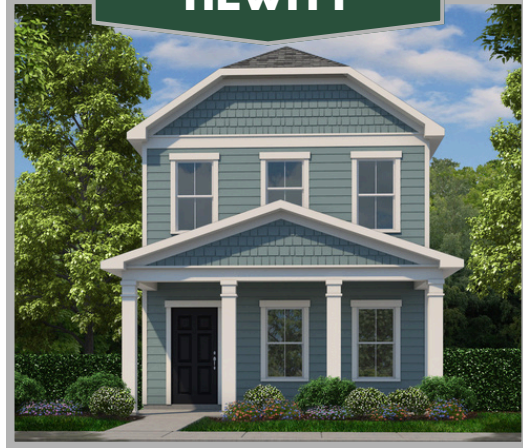
at Welden Village

## Floor Plans

### ARCADIA II



### HEWITT



### MOORE



### CUMBERLAND



**Interactive Floor Plans available at [www.ardenhomes.com](http://www.ardenhomes.com)**

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**SPRINGVALE  
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**Arcadia II**

A Single Story Floor Plan

Starting at

**\$354,900**

1456 Sqft, 3 Bedrooms, 2 Bathrooms, Owner's Suite w/ His & Hers WICs, Laundry Area, Living/Dining Room, Kitchen w/ Island, Covered Front Porch, Patio

**Elevation A**



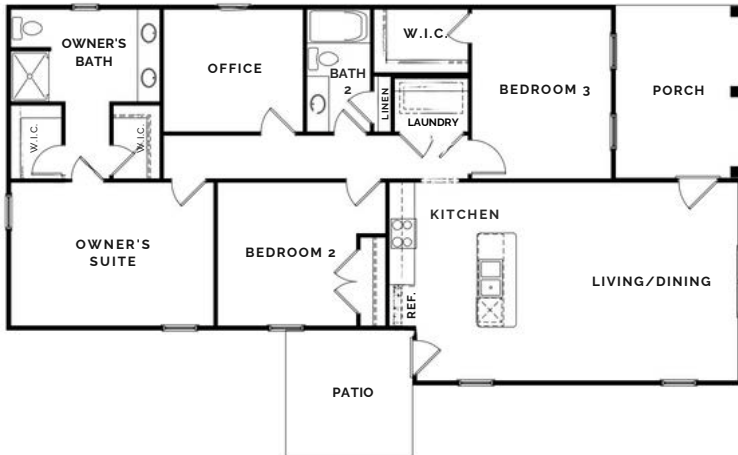
**Elevation B**



**Elevation C**



**Standard Main Level**



**Alternative Layout Option**



**Floor Plan Options:**

- Optional 1 or 2 Car Detached Garage

**Alternative Layout Options:**

- Alt. First Floor Layout (Removes Bedroom 3, Adds Dining Room, Increases Laundry Area Size)
- Alt. Owner's Bath Layout (Replaces His & Hers WICs with a single, larger WIC)

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# SPRINGVALE HILL

at Welden Village

## — Hewitt —

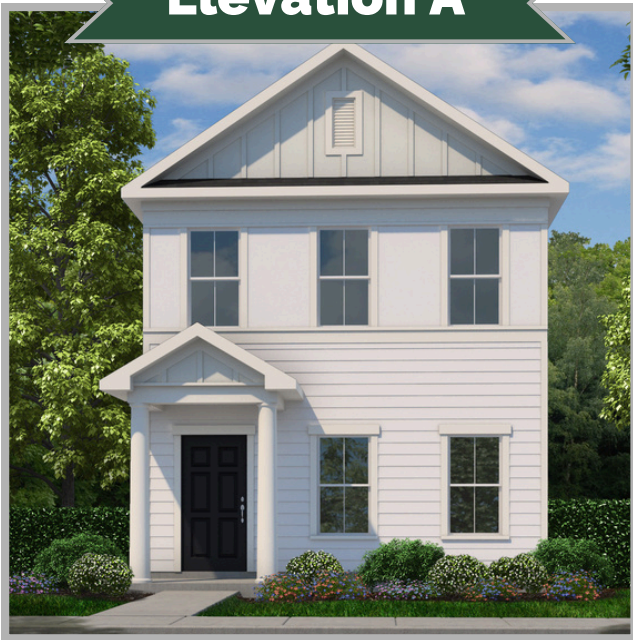
A Two Story Floor Plan

Starting at

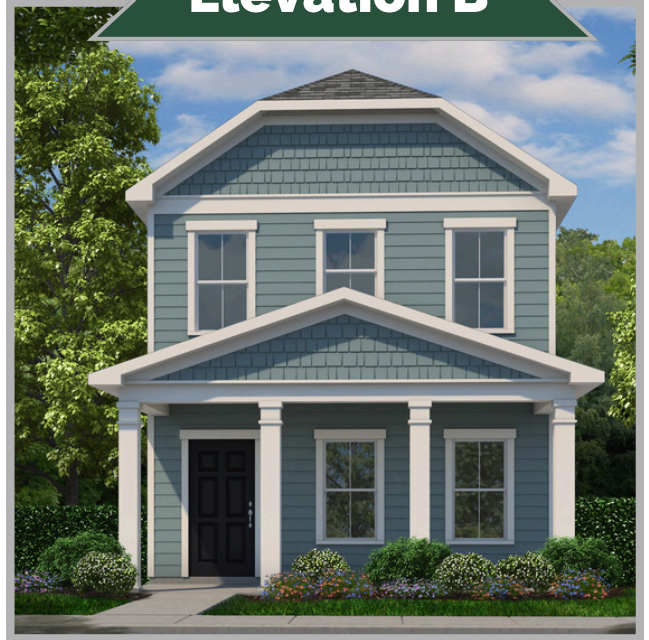
**\$369,900**

1796 Sqft, 3 Bedrooms, 2.5 Bathrooms, Laundry Area, Great Room, Dining Room, Pocket Office, Kitchen w/ Island, Walk-In Pantry, Covered Front Porch, Patio

**Elevation A**



**Elevation B**



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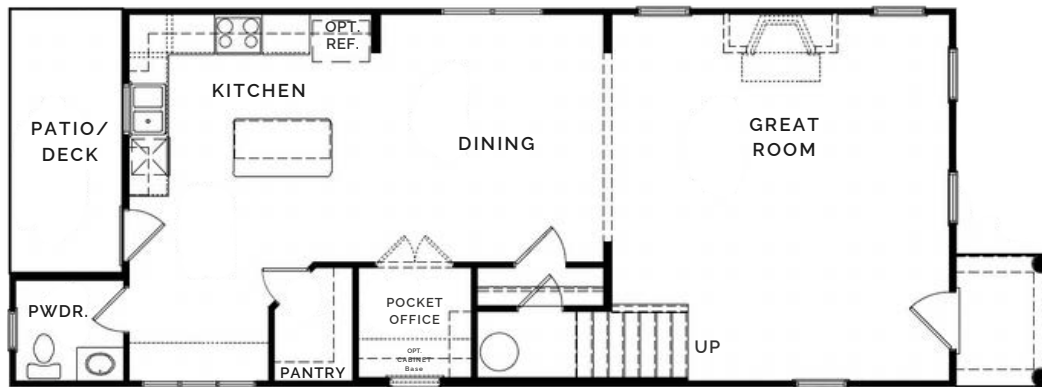
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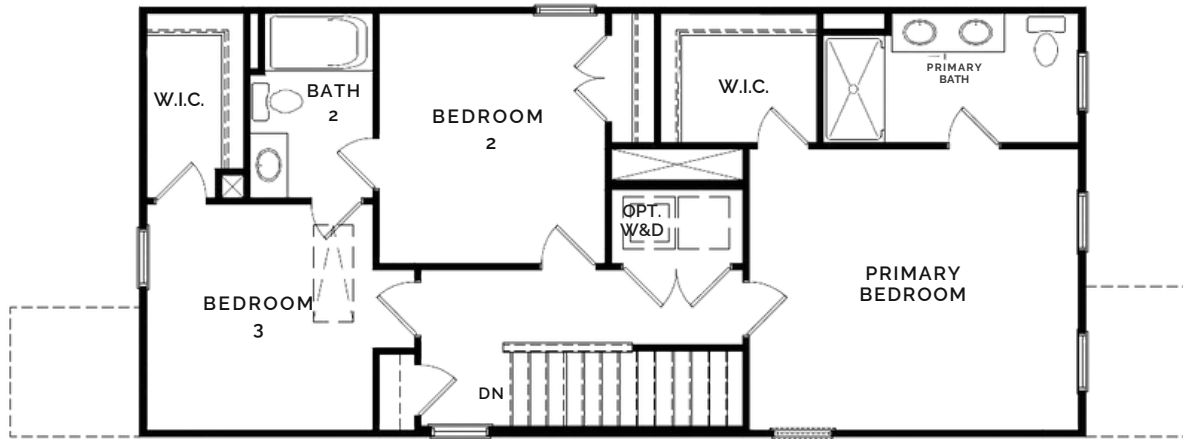
**SPRINGVALE  
HILL**  
at Welden Village

**Hewitt**

**Standard Main Level**



**Standard Second Level**



**Floor Plan Options:**

- Optional French Doors, Cabinet Base in Pocket Office
- Optional Screened-In Back Porch
- Optional Fireplace w/ Gas Logs
- Optional 1 or 2 Car Detached Garage
- Various Front Porch Sizes (Per Elevation)
- Optional Drop Zone

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# SPRINGVALE HILL

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## — Moore —

A Two Story Floor Plan

Starting at

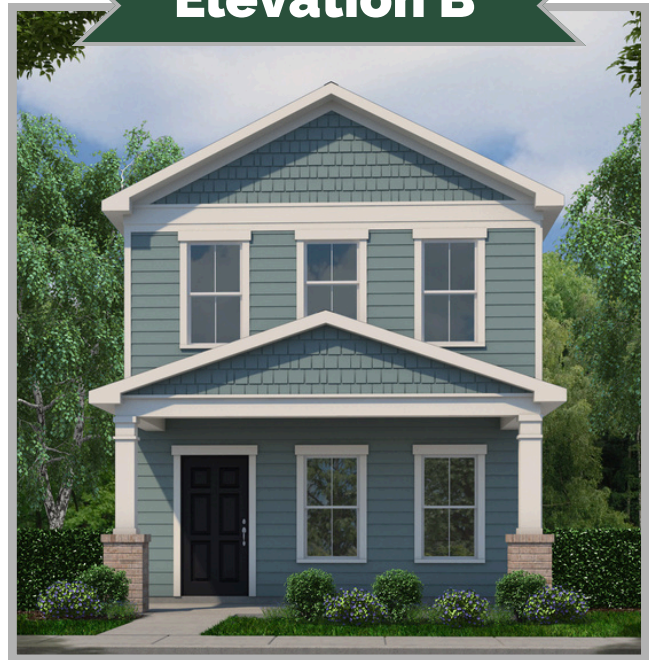
# \$374,900

1800 Sqft, 3 Bedrooms, 2.5 Bathrooms, Owner's Suite w/ His & Hers WICs, Laundry Room, Great Room, Dining Room, Kitchen w/ Island, Walk-In Pantry, Covered Front Porch, Patio

### Elevation A



### Elevation B



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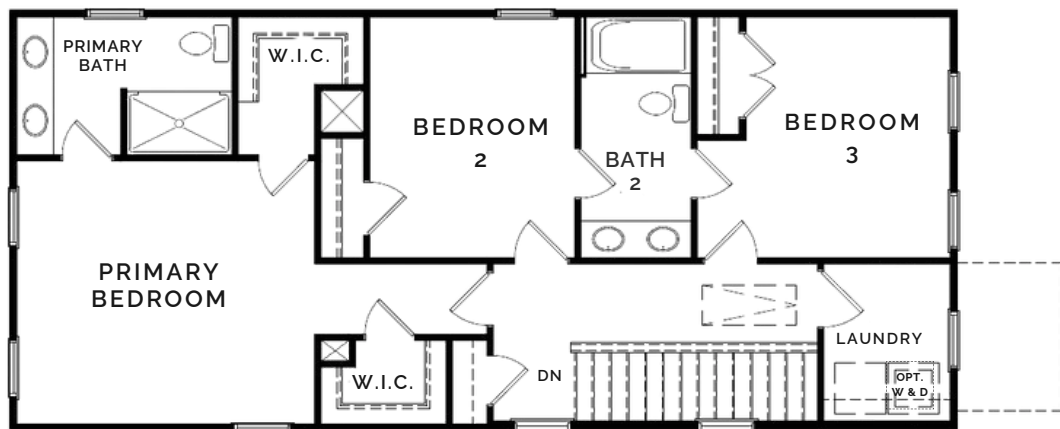
**SPRINGVALE  
HILL**  
at Welden Village

— **Moore** —

Standard Main Level



Standard Second Level



**Floor Plan Options:**

- Optional Flex Space (removes Dining Room)
- Optional Screened-In Back Porch
- Optional Fireplace w/ Gas Logs
- Optional Detached 1 or 2 Car Garage

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# SPRINGVALE HILL

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## — Cumberland —

A Single Story Floor Plan

Starting at

# \$384,900

2100 Sqft, 2 Bedrooms, 2 Bathrooms, Main Level Owner's Suite, Laundry Room, Pocket Office, Great Room, Dining Room, Patio



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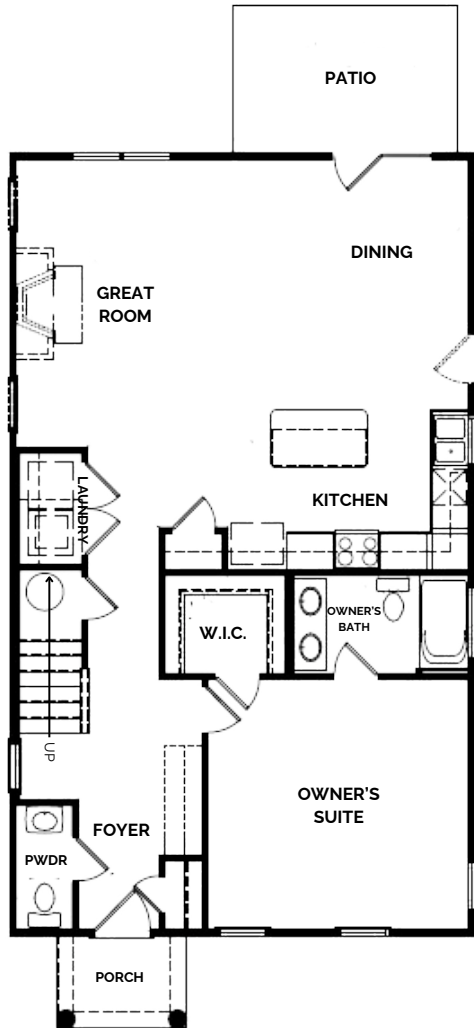
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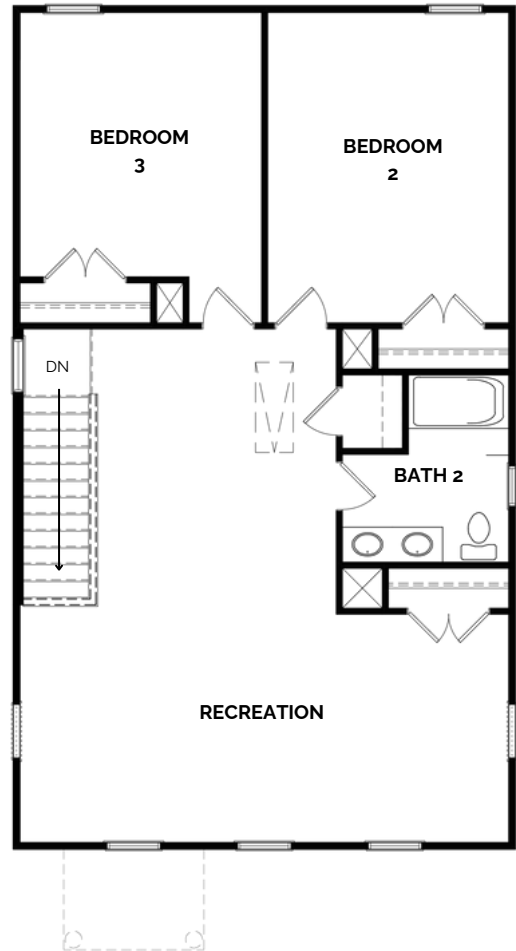
**SPRINGVALE  
HILL**  
at Welden Village

— **Cumberland** —

Standard Main Level



Standard Second Level



**Floor Plan Options:**

- Optional Screened-In Back Porch
- Optional Fireplace w/ Gas Logs
- Optional Drop Zone
- Optional 1 or 2 Car Detached Garage

**Alternative Layout Options:**

- Alt. Second Floor - Optional Secondary Owner's Suite

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# SPRINGVALE HILL

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## Standard Selection Options

### INTERIOR OPTIONS

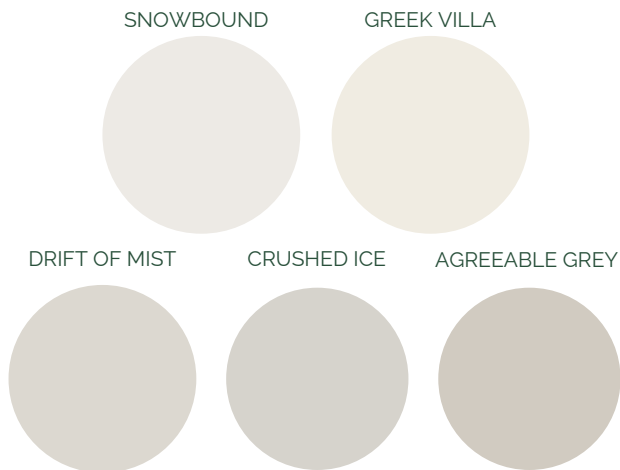
#### CABINETS



#### KITCHEN GRANITE COUNTERTOPS



#### INTERIOR PAINT



#### KITCHEN BACKPLASH



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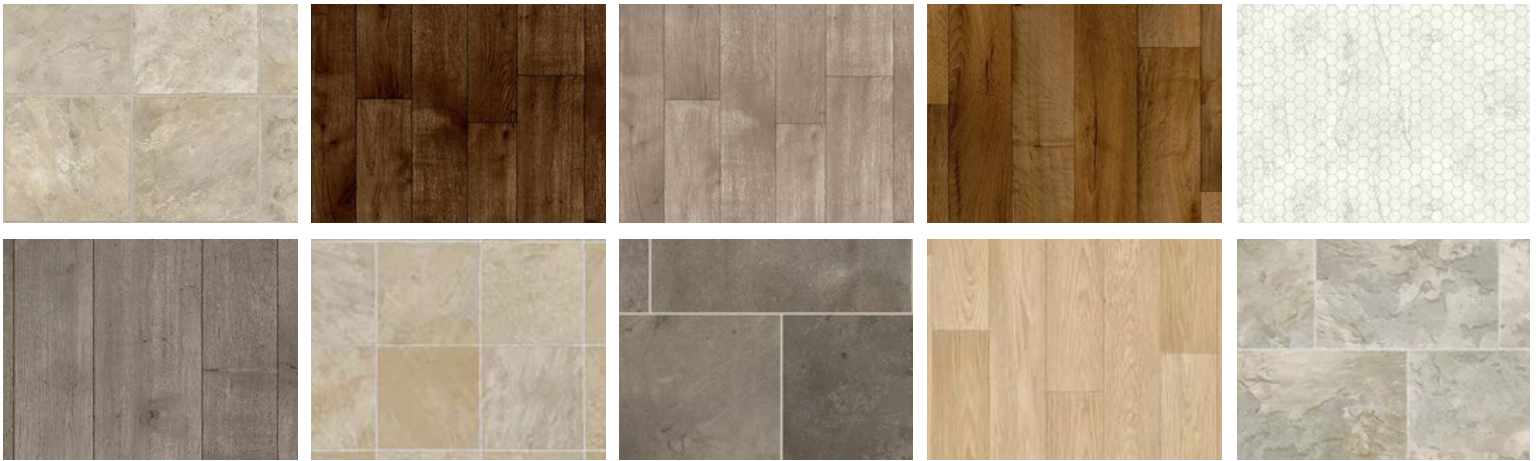
## Standard Selection Options

### FLOORING OPTIONS

#### ENGINEERED HARDWOOD



#### VINYL- BATHS & LAUNDRY



#### CARPET



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## Standard Selections

### Exterior Finishes

- **Foundation** - Concrete
- **Siding** - James Hardie ColorPlus Fiber Cement
- **Board & Batten & Smooth Board Siding** - James Hardie ColorPlus Fiber Cement - Arden Approved Colors
- **Shakes** - Vinyl
- **Soffits** - Double 5" Vinyl
- **Fascia** - Aluminum Wrap
- **Porch Beams** - James Hardie Trim
- **Corner & Frieze Boards** - James Hardie ColorPlus Fiber Cement Trim
- **Shutters** - Vinyl - Per Plan
- **Gable Brackets & Accents** - Fypon or Synthetic Equivalent - *Per Plan*
- **Porch Ceilings** - Double 5" Vinyl Soffit
- **Roofing** - GAF Timberline 30 Year - Architectural
- **Windows** - White - Vinyl Single Hung - GBG - *Per Plan*
- **Exterior Window Trim** - Front of House Only - *Per Plan*
- **Exterior Doors:**
  - Front Doors - 6 Panel - Smooth Fiberglass
  - Patio Doors - Smooth Fiberglass - *Per Plan*
  - Sliding Glass Doors - Vinyl - *Per Plan*
  - Garage Service Doors - Steel (w/ Optional Detached Garage)
- **Garage Door** - 1-Sided Steel - Non-Insulated - Choice of Panel - (w/ Optional Detached Garage)
- **Concrete Flatwork (Sidewalks, Driveway)** - Concrete - Brushed Finish
- **Concrete Patio** - Size Per Plan - Brushed Finish
- **Landscaping** - Plant Package w/ Needles & Full Sod

### Plumbing

- **Lavatory Fixtures** - Moen® - Eva or Brantford - Chrome
- **Kitchen Sink Fixture** - Moen® - Brantford 7581C - Chrome
- **Tub/Shower Fixture** - Moen® - Eva or Brantford - Chrome
- **Garden Tub Fixture** - Moen® - Eva or Brantford - Chrome
- **Water Heater** - 50 Gallon Electric - Lowboy Model - *Per Plan*
- **Pedestal Sink** - Gerber - Logan Square (22-555) - *Per Plan*
- **Water Closets** - Elongated Standard Height - White
- **Water Lines** - Pex Water Lines
- **Exterior Hose Bibs** - (2) Frost-free Hose Bibs
- **Kitchen Sink** - 18 Gauge Stainless Steel Undermount w/ Choice of: 50/50 Two Bowl or 60/40 Two Bowl
- **Owner's Suite Shower** - 1 Piece Fiberglass Shower Unit
- **Secondary Bathroom Tub/Shower** - 1 Piece Fiberglass

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## Standard Selections

### Heating & Air Conditioning

- **Gas Furnace** - Trane® 80% Gas
- **Air Conditioning Unit** - Trane®
- **Thermostat** - Honeywell® Digital
- **Ductwork** - Sealed & Tested

### Electrical/Lighting

- **Interior Light Fixtures** - Progress Lighting® - Replay Package
- **Exterior Light Fixtures** - Progress Lighting® - Westport Series
- **Switch & Outlet Covers** - Standard - White - No Dimmers
- **Cable Outlets** - 1 in Great Room, 1 in Owner's Suite
- **Great Room Ceiling Fan** - Progress® Lighting - Airpro Ceiling Fan
- **Loft/Bonus/Owner's Suite Ceiling Fans** - Progress® Lighting - Airpro Ceiling Fan
- **Porch Ceiling Fan** - Progress® Lighting - 5HV052 (w/ Optional Screen Porch Only)
- **Ceiling Fan Prewires** - In Secondary Bedrooms
- **LED Flush Mount** - 3-5 in Kitchen Ceiling - Over Tubs/Showers
- **Wall Conduit** - Installed Over Fireplace to Run AV Cables in Wall (w/ Optional Fireplace Only)

### Interior Finishes

- **Interior Doors** - Choice of Arden Approved Door Style - Hollow Core
- **Interior Door Hardware** - Better Home Products - Noe Valley - Brushed Nickel
- **Front Door Handleset** - Better Home Products - Van Ness - Brushed Nickel
- **Kitchen Cabinet Uppers** - Staggered Layout per Plan - Staggered w/ 3" Crown Molding
- **Cabinets (Kitchen & Baths)** - Level 1 - Stained Finish
- **Granite Kitchen Countertops** - Granite - Level 1
- **Vanity Bathroom Tops** - Quartz - Craven White 1.5cm - w/ 4" Splashes & Oval Sink Bowls
- **Standard Countertop Edge Profile** - Pencil Edge
- **Shower Doors (Only Owner's Suite)** - Full Frame - Brushed Nickel - Clear Glass
- **Bath Accessories** - Better Home Products® - Miraloma Park - Brushed Nickel
- **Wall Paint** - Sherwin Williams® - Flat - w/ Choice of one Arden Approved Color
- **Ceiling Paint** - Sherwin Williams® - Flat - Bright Ceiling White
- **Trim Paint** - Sherwin Williams® - Semi-Gloss - Extra White
- **Closet Shelving** - Ventilated White Wire
- **Kitchen Backsplash** - Level 1

**\*\* FIREPLACES ARE OPTIONAL \*\***

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## Standard Selections

### Trim Package

- **Baseboard** - 4 1/4" MDF Base
- **Door Casing** - 2 1/4" 356
- **Window Trim** - Stool on Bottom w/ Drywall Returns w/ 356 Casing
- **Crown Molding** - 3 5/8" #49 (Main Living Areas Only)
- **Stairwell** - Carpeted Pine Box

### Floor Coverings

- **Engineered Hardwood (Foyer, Great Room, Kitchen, Dining, Breakfast, Powder, Office)** - Mohawk Level 1 - Weatherby Birch 5"
- **Vinyl (Baths, Laundry)** - Mohawk - Level 1 - Scottsdale
- **Carpet (Bedrooms, Stairs, Hallway, Loft, & Study)** - Mohawk - Level 1 - Reactivate
- **Carpet Pad** - 5 lb

### Appliances

- **Dishwasher** - G.E. - GDF550PSRSS
- **Disposal** - (1/3 HP) - G.E. - GFC325N
- **Microwave** - G.E. - JVM6175SKSS
- **Range** - G.E. - GRF600AVFS

### "Behind The Walls"

- **Wall Framing** - Primary 2x4 Walls - 2x6 Where Specified on Plans 16 in. on Center
- **Floor Joists** - Engineered Wood I-Joists
- **Insulation** - Batt in Walls, Blown Fiberglass in Ceilings, Caulked Studs & Electrical Boxes
- **Roof Trusses** - Engineered Pre-Fabricated Wood Trusses
- **House Wrap** - Barricade

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