

# *Kingsland Fields*



**The tranquility and beauty of nature is the center of the community at Kingsland Fields. This development is a true joy to come home to. With an abundance of community features and extras, Kingsland Fields is a place you will be proud to call home.**

## **Community Features:**

- **Beautiful nature setting**
- **All brick homes**
- **Decorative mailboxes**
- **Close to local expressway**
- **Just minutes from downtown Louisville**
- **Local shopping within minutes**
- **Grand entrance**
- **Sidewalks throughout the community**
- **Neighborhood commons area with playground and picnic tables**
- **Minutes away from Champions Pointe Golf Course**





## ***Kingsland Fields Base Pricing Sheet***

<b><u>The Greenwood</u></b>	Slab	\$180,900
<i>1665 Sq. Ft.</i>	Basement	\$210,900
Covered Patio 82 sq ft	Walk out Bsmt.	\$214,900
<b><u>The Graceland</u></b>	Slab	\$182,900
<i>1700 Sq. Ft.</i>	Basement	\$209,900
	Walk out Bsmt.	\$211,900
<b><u>The Teddy Bear</u></b>	Slab	\$196,400
<i>1716 Sq. Ft.</i>	Basement	\$224,900
Covered Patio 158 sq ft	Walk out Bsmt.	\$226,900
<b><u>The Woodland</u></b>	Slab	\$180,900
<i>1725 Sq. Ft.</i>	Basement	\$210,900
Covered Patio 130 sq ft	Walk out Bsmt.	\$212,900
<b><u>The King</u></b>	Slab	\$193,900
<i>1820 Sq. Ft.</i>	Basement	\$221,900
	Walk out Bsmt.	\$223,900
<b><u>The Aaron</u></b>	Slab	\$194,900
<i>1865 Sq. Ft.</i>	Basement	\$222,900
	Walk out Bsmt.	\$224,900
<b><u>The Presley</u></b>	Basement	\$247,900
<i>2600 Sq. Ft.</i>	Walk out Bsmt.	\$249,900
<b><u>The Lisa Marie</u></b>	Slab	\$185,900
<i>1590 Sq. Ft.</i>	Basement	\$214,900
	Walk out Bsmt.	\$216,900

Prices updated 8/13/2008. Prices are subject to change at any time.  
All sq. ft amounts are approximate



## KLEIN HOMES "KINGSLAND FIELDS" FEATURES

### Elegant Interiors

- Upgraded stain relief California Berber carpet with 5 year wear warranty in a choice of colors.
- Durable carpet padding with a No Crush warranty.
- Dramatic Vaulted ceilings and tray ceilings (per plan).
- Decorative interior lighting packages available in choice of colors and styles.
- Smoke detectors with battery back-up in all locations required per building codes.
- 3 Decorative interior masonite door styles to choose from with quality kwikset nickel hardware.
- Painted all wood colonial style trim details.
- Ceiling fan in master bedroom and in family room.
- Phone jacks prewired in four customer selected locations with category 5 wiring for voice and data.
- Prewire for four cable television outlets in customer selected locations.
- Full washer and dryer connections.
- Prewired for Security System.
- Custom tile in the foyer

### Gourmet Kitchens

- Quality oak wood amish cabinetry in choice of stained finishes.
- Easy-care Formica countertops with matching back-splash to protect walls in choice of colors.
- Durable no-wax vinyl flooring in choice of colors and styles.
- Easy-care stainless steel kitchen sink.
- Attractive chrome finished single lever faucet with spray from Delta Faucets.
- Pre-plumbed for ice maker.
- Powerful food-waste disposal.
- Upgraded appliances including:
  - Self cleaning smooth top range,
  - Microwave with turn table,
  - Pot scrubbing Feature dishwasher

### Bedrooms/Bathrooms

- Spacious closets with vinyl coated ventilated shelving.
- Quality oak wood vanities.
- Durable Delta chrome double handle fixtures.
- Easy-care cultured marble vanity tops
- No-wax vinyl flooring in hall bath in choice of colors and styles.
- Custom tile in the Master Bedroom

- Full vanity width plate glass mirror with decorative lighting.
- Maintenance free single piece tub & shower unit in all baths.
- Beveled edge mirrors

### Impressive Exteriors

- Six panel insulated steel entry door with quality Kwikset hardware.
- Finished/insulated garage with direct access to your home.
- Garage door opener with keypad
- Maintenance free vinyl or aluminum soffits.
- 30 year Architectural Shingles.
- Landscape package included.
- Sod in front yards.

### Energy Saving and Quality Features

- Double pane insulated windows in white or almond finish by Capitol.
- Batt/Blown insulation in ceilings with an R-factor of 30 (per plan).
- Blown insulation in exterior frame walls with an R-factor of 13.
- Energy efficient Rheem Air Conditioning and Heating system engineered for your home with a rating of 13 SEER
- Energy efficient 50 gallon hot water heater.
- Engineered truss system.
- High quality plumbing with combination CPVC, PVC and Copper in accordance with building code.
- 200 Amp service to home
- **Comprehensive, independent, third party warranty from Residential Warranty Corporation covering 2 year coverage on workmanship and materials, suppliers warranties apply based on their warranty time frames, and 10 full years of structural coverage from the date of closing.**

### Upgraded Options

- Klein Homes offers an array of features above the standard that allows you to customize your home and can be added to your mortgage. Ex. \$5,000.00 in upgrades would add approximately \$29.00 a month to your payment.

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X \_\_\_\_\_

# KINGSLAND FIELDS INFORMATION



## UTILITIES

Midwest Gas	Gas Lines	(812) 752-2230
REMC	Electric	(812) 246-3316
Henryville Water	Water	(812) 294-1481
Insight Cable	Cable	(502)773-5366(Greg Haines)
Verizon	Phone	(800) 483-4000
Rumpke, Inc.	Trash	(812) 568-3800
Henryville Membership Sanitation Corp.	Sewer	(812) 294-1070

## SCHOOL SYSTEM

West Clark School System	(812) 246-3375
Henryville High School <a href="http://www.henryvilleelem.wclark.k12.in.us/">www.henryvilleelem.wclark.k12.in.us/</a>	(812) 294-1455
Henryville Elementary/Middle School <a href="http://www.henryville.wclark.k12.in.us/">www.henryville.wclark.k12.in.us/</a>	(812) 294-4806

Homeowner's Association

Name of Community: Kingsland Fields

1. **The statements contained in this disclosure form are only summary in nature and as a purchaser you should refer to the covenants and the Association governing documents.**
2. As a purchaser of property in this community, you will be obligated to be a member of the Homeowner's Association.
3. There have been or will be recorded restrictive covenants governing the use and occupancy of properties in this community.
4. You will be obligated to pay assessments to the Association, which are \$150.00 per year due in February.
5. Your failure to pay these assessments could result in a lien on your property.
6. Documents are matters of public record and can be obtained from the record office in the county where the property is located.
7. The following are general guidelines for Architectural Review requests. All fences, outbuildings, pools, screened enclosures, and additional structures must be approved by the Architectural Review Board prior to construction.

**A. Fences**

- Fences should be constructed on property lines.
- No fence of any kind in excess of six (6) feet shall be allowed on said lots and no fences at all shall be constructed from the rear 1/3 line of the house to the front property line (except ornamental fences not exceeding twenty-four (24) inches which are used around shrubs and flower beds.
- Developers or its assigns shall have full and final say concerning type construction and color erection of exterior fence.
- No Wood privacy fences will be allowed.
- No fence, wall, hedge, or shrub planting which obstructs sight lines shall be placed or permitted to remain on any corner lot.

**B. Screened Enclosures/Room Additions:**

Plans and materials must be approved by the Association

Prior to construction, requests for approval of additional structures should be submitted to the HOA on a copy of the final survey outlining the exact location, structure, style, materials, and a daytime phone number. It is the responsibility of the owner to obtain and comply with the necessary permits required by Federal, State, or Local government agencies for the desired construction. The above guidelines set forth by the HOA. The HOA reserves the right to deviate from these guidelines for any lot.

Date: \_\_\_\_\_

Buyer: \_\_\_\_\_

Buyer: \_\_\_\_\_