



N. WILLIAMS AVENUE



Renaissance Homes

VINTAGE
COLLECTION

6913 N WILLIAMS



The Hudson

\$449,900

Piedmont Neighborhood
2,071 Sq. Ft. Home
1 Car Garage

- 3 Bedrooms and 2.5 Baths
- Den on Main
- Covered Outdoor Living



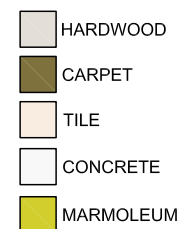
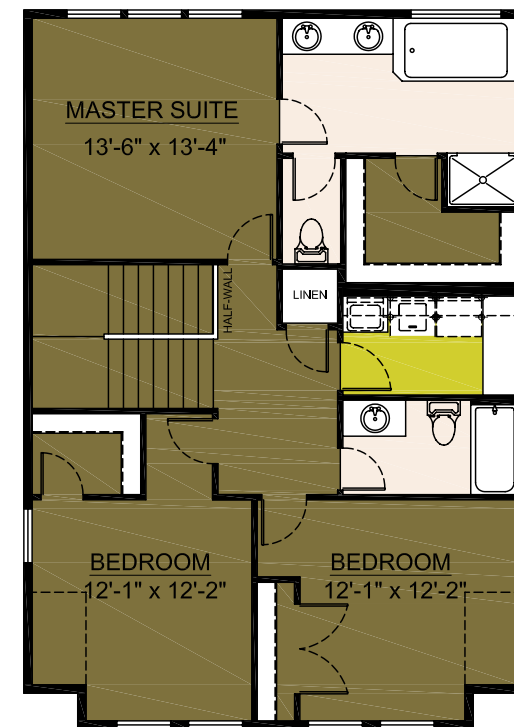
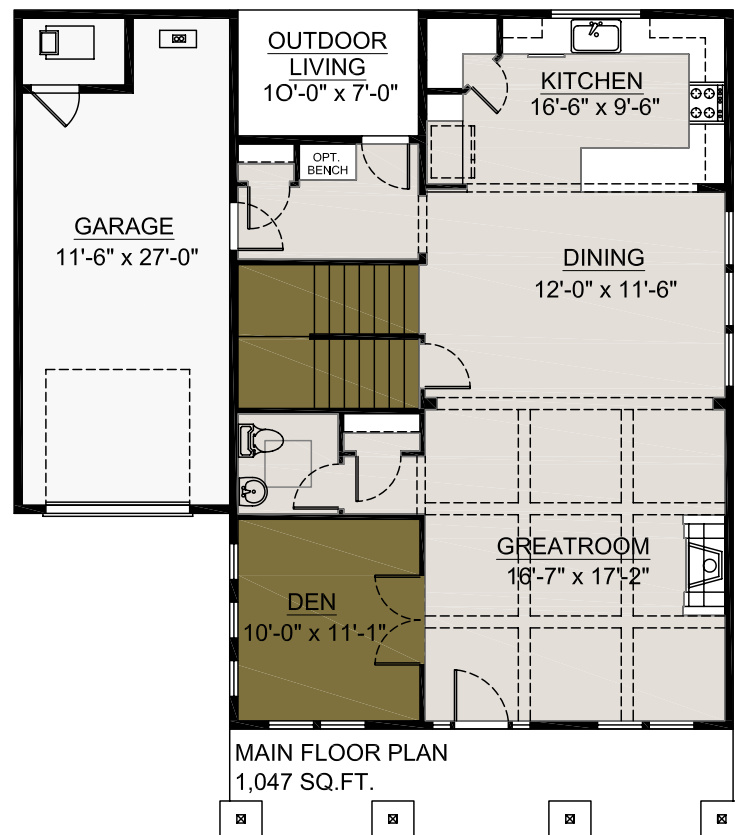
- LEED Certified Energy Efficient home
- Close to restaurants, shopping, New Seasons
- Near Peninsula Park & Rose Garden and Farragut City Park
- Walk score = 69
- RMLS 12089637
- Open kitchen with granite counters
- Extensive hardwood floors
- Built-ins and period accents
- Fenced yard
- New home warranty
- Rainscreen siding system for durability
- Polar Blanket Insulation
- Low monthly utility bills
- Classic Spring interior package

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THE HUDSON

INCLUDED FEATURES



The Renaissance Way

- An easy to follow road map explaining the building process
- Select your plumbing, lighting and appliance package
- After selecting your interior package, you will be able to select from an extensive menu of individual options and upgrades to personalize your home
- Numerous meetings and continuous personal communication with your Construction Manager and your Sales Representative throughout the construction of your home
- Meetings with your landscaper, electrician and low voltage specialist to detail plans for those elements of your new home
- Pre-drywall and post-construction certifications

Distinctive Exteriors

- Classic Portland Vintage style architecture*
- Milgard® high efficiency vinyl windows with screens on all operable windows
- Brushed concrete driveways and walks
- 120 square foot brushed concrete patio*
- Professionally landscaped front yard
- Two hose bibs, garage side and rear patio
- Two weather resistant electrical outlets, one on garage side and one near rear patio
- Choice of designer paint collections

Richly Detailed Interior Finishes and Features

- Designer selected interior finish packages, each with a choice of Autumn or Spring color palettes
- Hardwood floors in all main floor living areas
- Dramatic coved arches and box beam ceilings
- Open rail staircases
- Custom art and furniture niches*
- All windows and door casings wrapped in 3 1/4" millwork, 5 1/4" base molding - styles vary*
- 36" Gas fireplace with tile surround and painted mantle flanked by built-in, open bookcases*
- 5' Board & Batt wainscot in entry and stairway*
- Mud room bench with beadboard and shaker pegs*
- Marmoleum flooring in utility room
- Pre-plumbed for air conditioning
- Pre-plumbed for central vacuum system
- Security system

* Per Plan

Classic Kitchens

- Kitchen layouts by our ASID interior designer
- Slab granite countertops with full height tile backsplash
- Hardwood floors
- GE stainless steel appliances with gas range
- Built in GE microwave
- 36" and 42" height cabinets
- Round knob with cup pulls - variety of finishes available
- Stainless steel sink under mounted with single handle stainless steel pull out faucet/sprayer
- Convenient slab granite work center island*
- Convenient under cabinet lighting
- 1/2 horsepower garbage disposal with chrome trim
- Ice maker water source in refrigerator space
- Enclosed pantry with wood shelving

Living Green - Energy Efficiency

- High-efficiency tankless hot water heater
- 93% forced air gas furnace with energy efficient digital thermostat
- High-efficiency, tankless water heater
- Vented Rain Screen siding system to prevent moisture intrusion
- Tyvek® Home Wrap is used to keep the house air and water tight
- GE Energy Star® dishwasher
- High-efficiency compact fluorescent lighting throughout the home.
- Premium insulation system exceeds standard code requirement; including blown in "Polar Blanket" insulation in the walls.
 - R-49 ceiling insulation
 - R-23 exterior wall insulation
 - R-38 ground floor insulation
- LEED Certified energy efficiency
- Indoor air quality - Fresh air whole house ventilation system
- Efficient Ductwork - mastic sealed and protected during construction
- Low VOC adhesive, caulking and paint
- Granite and tile countertops reduce off-gas and promote sanitary surfaces