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H E Y D O N H A L L

PHASE III

THE BARRINGER

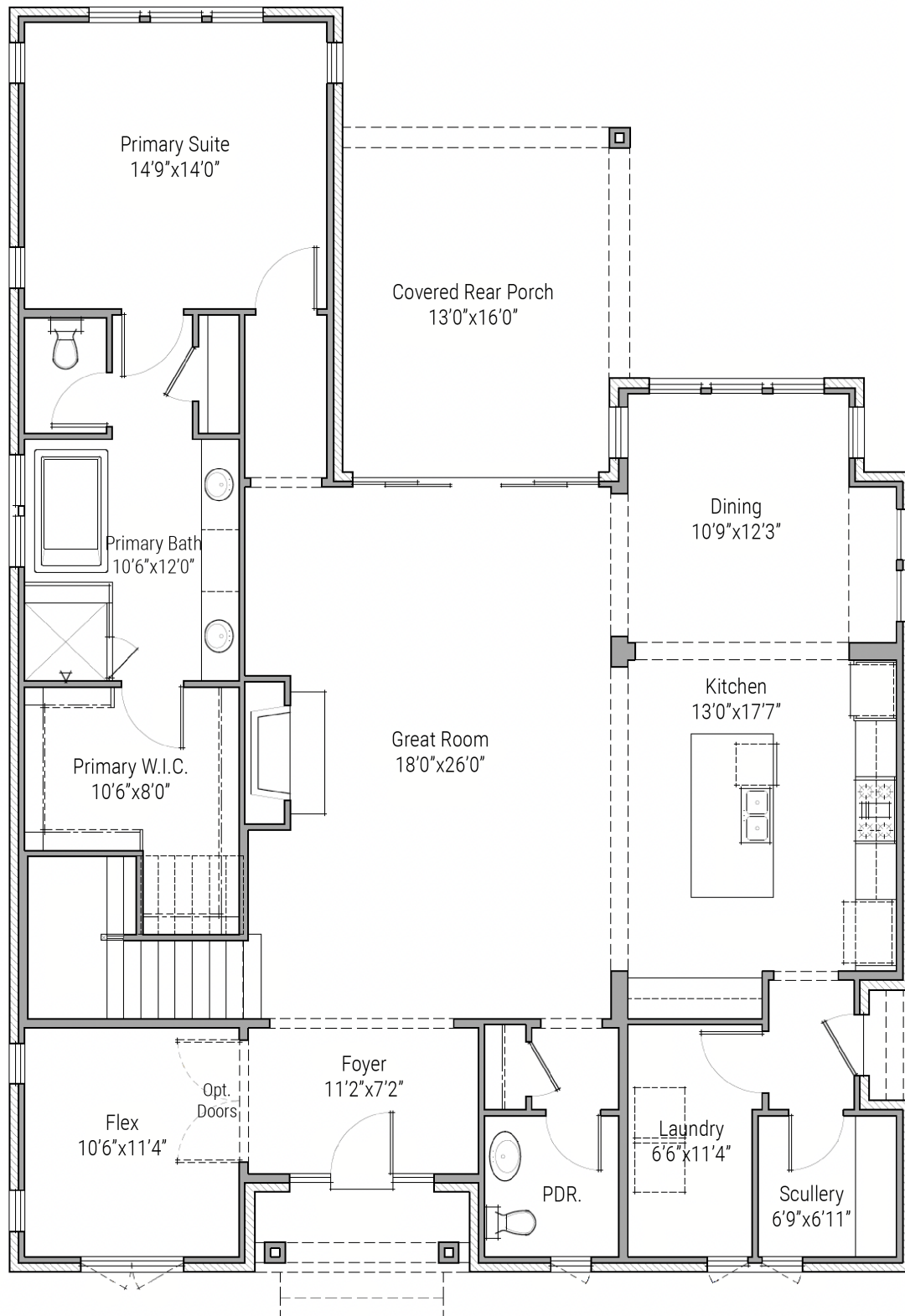


*Artist's renderings, plans may vary.*

SIMONINI

BEDROOMS	4
BATHROOMS	4.5
SQUARE FOOTAGE	3,550-3,638

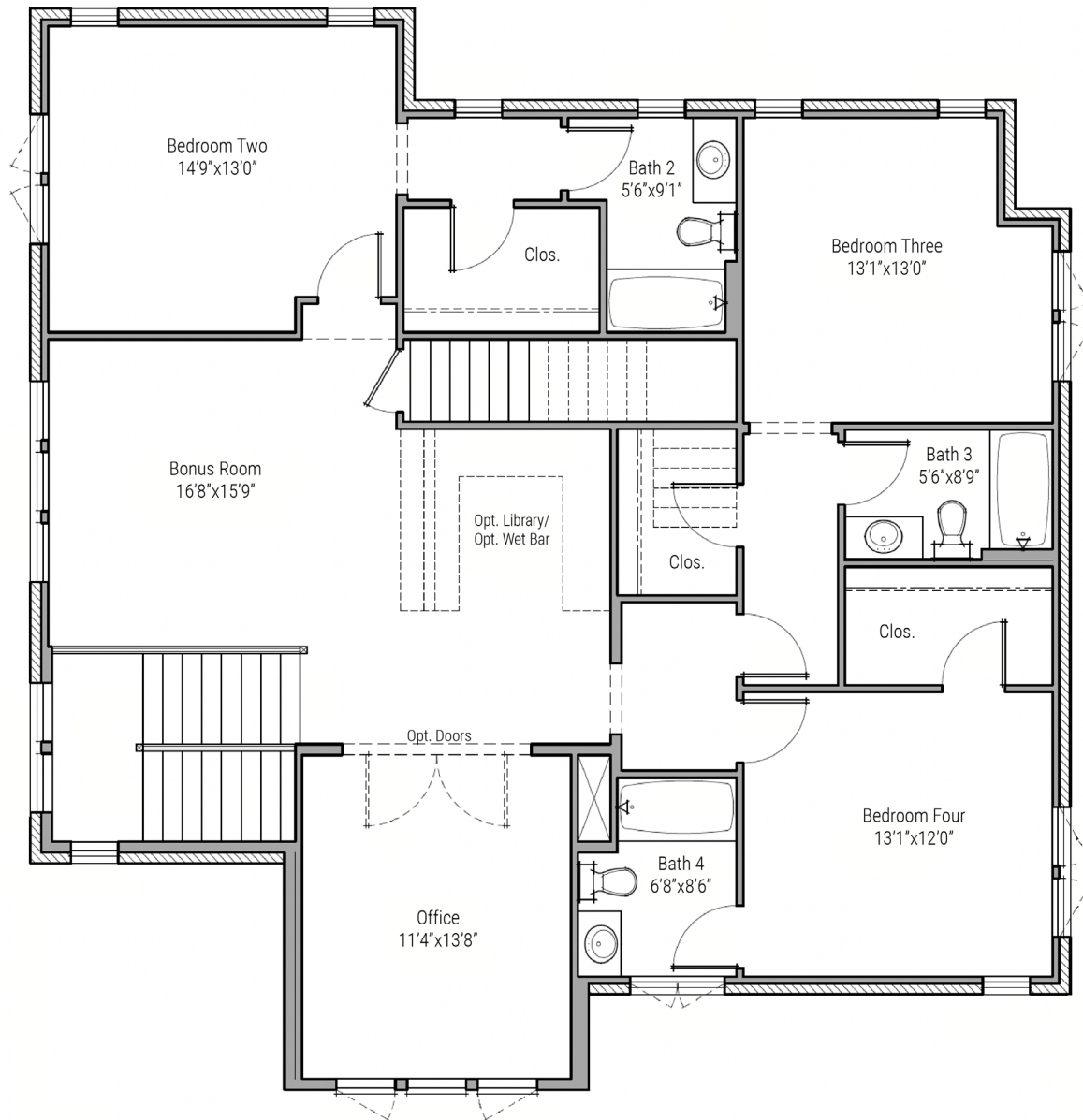
# FIRST FLOOR



Artist's renderings, plans may vary.  
Elevation A and corresponding floor plan shown.

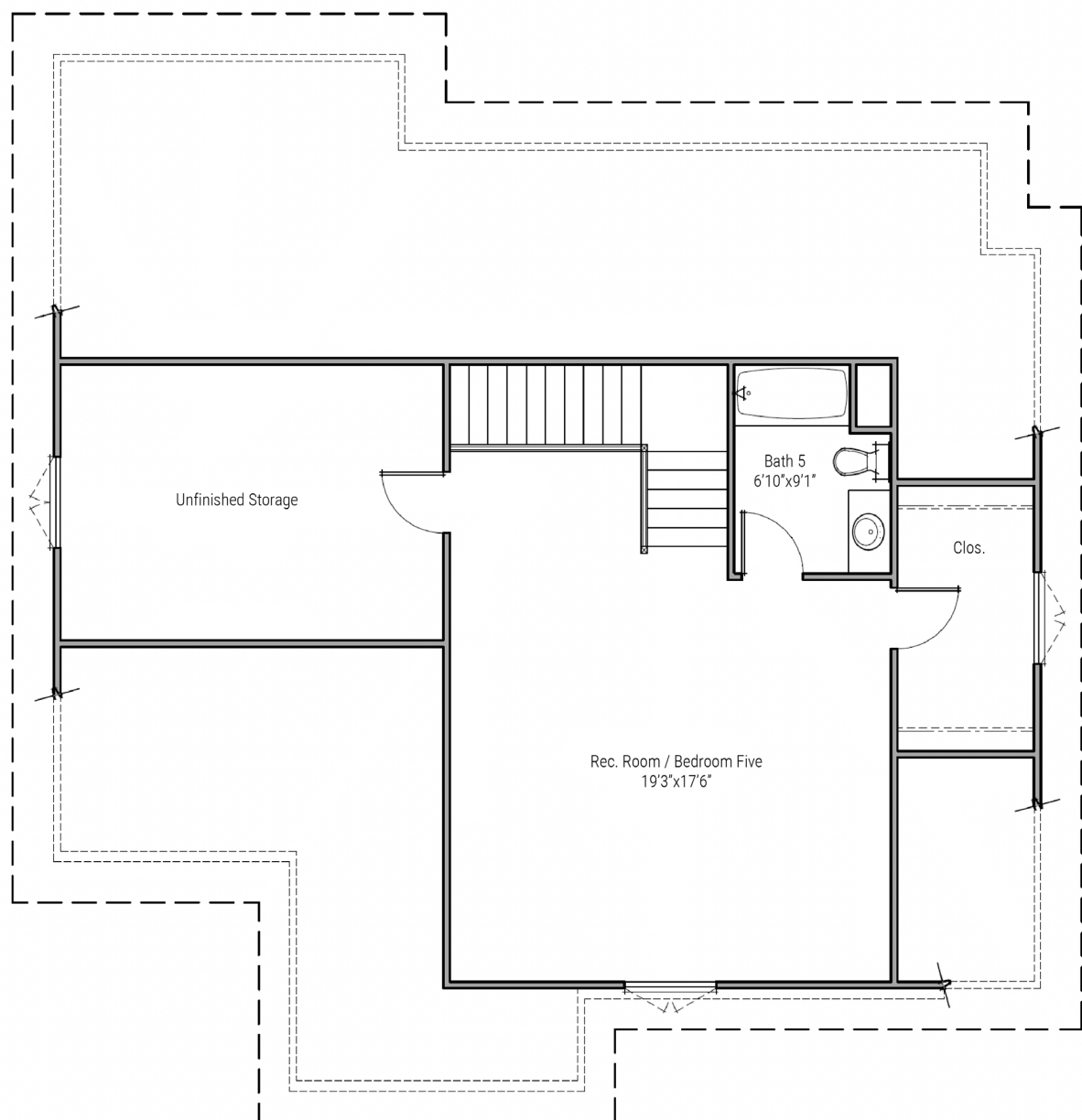


## SECOND FLOOR



*Artist's renderings, plans may vary.  
Elevation A and corresponding floor plan shown.*

# OPTIONAL THIRD FLOOR



BEDROOMS	1
BATHROOMS	1
SQUARE FOOTAGE	560

*Artist's renderings, plans may vary.  
Elevation A and corresponding floor plan shown.*



# FRONT ELEVATION OPTIONS

Barringer A



Barringer B



Barringer C



# THE HEYDON HALL COMMUNITY

- \* Model
- \*\* Custom
- \*\*\* Basement Lot



LOT	FOUNDATION	LOT SIZE (SF)
7	BASEMENT	7,359
8	BASEMENT	7,702
9	BASEMENT	7,996
10	BASEMENT	7,228
11	SEALED CRAWL	7,352
12	SEALED CRAWL	7,221
13	SEALED CRAWL	7,183
14	SEALED CRAWL	7,191
15	SEALED CRAWL	8,065
16	SEALED CRAWL	8,475
17	SEALED CRAWL	7,866
18	SEALED CRAWL	7,743
19	SEALED CRAWL	7,434
20	SEALED CRAWL	7,388



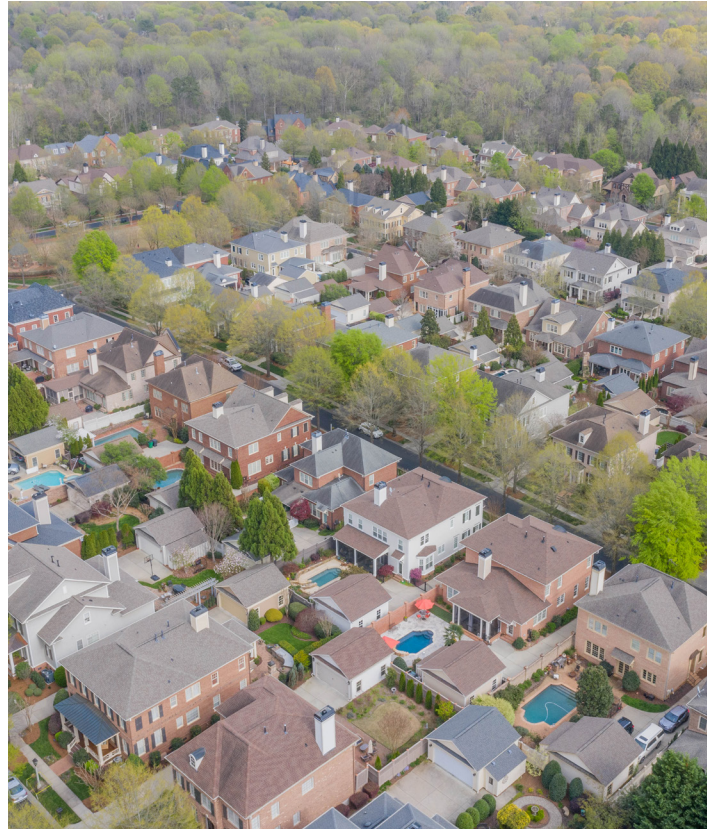
# SIGNATURE FEATURES

## THE SIMONINI DIFFERENCE

*Over five decades of award-winning luxury craftsmanship in the Charlotte region ensuring a residence built with unmatched quality.*

## LUXURY INTERIORS

- **Elegant Trim & Flooring:** Designer curated trim package and pre-finished wide-plank engineered hardwood flooring.
- **Gourmet Kitchens:** Full-overlay frameless cabinetry with soft-close hardware, stainless steel appliance packages, quartz or natural stone countertops, and tiled backsplashes.
- **Spa-Inspired Primary Baths:** Zero-entry showers with frameless glass enclosures and premium Kohler®/Delta® fixtures.
- **Cozy & Inviting Spaces:** Interior gas fireplaces with marble surrounds and classic mantels.



## EXQUISITE EXTERIORS

- **Superior Foundation & Envelope:** Engineered foundations with sealed crawl spaces or poured-in-place basements, spray-on waterproofing, and advanced air-sealing for a tight envelope.
- **Premium Materials:** Low-E 366 colored-vinyl windows, CertainTeed Landmark® architectural shingles, standing seam metal roof accents, and elegant combinations of brick, stucco, and fiber-cement siding.
- **Maximized Outdoor Living:** Fully landscaped and irrigated lawns, front and rear covered areas for elegant entry and entertaining.
- **HOA Compliant Designs:** Our pre-designed home plans are customized by the Simonini and Architectural Team to the specific lot, ensuring they meet all Neighborhood HOA requirements.
- **Lock-and-Leave Lifestyle:** Enjoy the convenience of HOA-maintained front lawns in an established gated community.



# SIGNATURE FEATURES

## SIGNATURE LIVING

- **Residences infused with our trademark** “Simonini-isms” — timeless design, meticulous attention to detail, and white-glove quality checks.
- **Designer-Curated Interiors & Exteriors:** Each home is thoughtfully designed by the Simonini Design Team, offering pre-selected trim finishes and limited option additions to create a cohesive aesthetic.

## ADVANCED TECHNOLOGY & EFFICIENCY

- **Optimal HVAC Systems:** 95% AFUE gas furnace + 15 SEER A/C on the main level, high efficiency heat pump upstairs, with Home Smart Thermostats.
- **Healthy Indoor Air:** Energy Recovery Ventilator, fresh-air intake, and steam humidifier.
- **Superior Insulation:** Spray-foam roof-deck option, R-38 attic, R-19 floor insulation, and duct leakage  $\leq 3\%$  for exceptional energy performance.



## OPTIONAL ENHANCEMENTS (PER PLAN)

- Detached Garage
- Pool
- Primary Bedroom on Main Level
- Scullery
- Finished Basement
- Finished 3rd Floor
- Dedicated Office Space





# SIMONINI

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