Lifestyle Homes
Where the Living is Easy

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Building Dreams Since 1996

Since its founding in 1996, Lifestyle Homes of Distinction, Inc. has developed eleven communities and built over 1,000 homes in the Western N.C. area valuing more than $350 million, including Craggy View Cottages, Hamburg Crossing, Orchards of Flat Rock, Wildes at Chunns Cove, Pinebrook Farms, Village at Bradley Branch, Vistas of Westfield, Pinnacle at Arabella Heights, Hawks Ridge, and, of course, Wynnshire Ridge in Hickory.

Our companies have found a niche in helping home buyers create high-quality homes that fit within their budget. Realizing that building a new home is one of the single largest investments a person can make, Lifestyle Homes prides themselves on making the building process as simple as possible. Select your plan with one of our community sales professionals, then visit our Design Center where in one stop you can select your cabinets, lights, floors, fixtures, colors and finishes. Now just sit back and relax as your new home comes together. In short, the delivery of a quality home and your total satisfaction are our ultimate goal. With our solid and proven experience in building homes and neighborhoods, you can rest assured that your new home will meet or exceed your expectations.

Our Warranty

Upon investing your new home, you will receive full documentation of warranty terms and conditions. Our valuable Homeowner Portfolio manual will explain the entire building process, care and maintenance guidelines, plus our warranty information. We want every homeowner to be informed, thus ensuring a positive experience. Prior to closing, buyers are invited to a full inspection, during which our team will explain the operation of the mechanical systems, provide maintenance suggestions and answer any questions. Following the closing, our Customer Service Department will contact you to determine if you have identified any warranty service items needing attention. Throughout the balance of the one-year limited warranty, we will address any warranty items identified by you.

Why Buying New is a Bright Idea...

When you buy a New Home, the History begins with You!

- You receive a Builder Warranty, plus all new appliances and mechanical systems with new manufacturer warranties.
- You have no immediate costs updating and/or replacing components and finishes. (They are NEW!)
- Your new home features low-maintenance exteriors, in addition to NO YARDWORK. More time for your life!
- The latest and most up-to-date building materials are used, and your home is built to meet or exceed current energy standards resulting in savings on all future utility bills.
- A New Energy-Efficient Home from Lifestyle Homes of Distinction can SAVE you THOUSANDS of dollars in energy and maintenance costs!
- Your home's construction meets OR EXCEEDS the most recent building codes.
- You can customize your home to your unique style and taste when choosing your floor plan, colors, and finishes.
- The security of knowing how your home was built, and the materials used. No unknowns or guesswork with your home's construction and structural integrity.
- Choose the community that best fits YOUR lifestyle, wants, and needs.

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Wynnshire Ridge

SOLD

AVAILABLE

AVAILABLE MODEL

Revised 12/05/2020

Wynnshire Ridge

The Single Family Home Collection

Brighton 1 & 2
Camelot 1 & 2
Devonshire 1 & 2

The Single Family Home Collection is distinguished by visually exciting interior and exterior elements, superior construction materials and coveted quality features normally reserved for costlier homes.

Exterior

These beautifully proportioned homes are designed and arranged to allow you to enjoy your private new home year round. Materials are chosen to create an architectural look of exceptional quality while minimizing maintenance requirements.

- Rich, designer exterior elevations with architectural stone, brick and color-coordinated fiber-cement lap siding.
- High roof pitch with 30-year architectural shingles
- Fully insulated windows with screens and tilt-in bottom sash for easy cleaning
- Covered Front Porch (per plan)
- Raised-panel insulated garage door with automatic opener & two remote controls
- Insulated steel entry door with deadbolt lock at foyer
- Color-coordinated gutters
- Oversized 2-car attached garage, drywalled and painted
- Ornamental light fixtures at entry and garage
- Beautifully landscaped and sodded common lawn areas
- Enjoyable private open and covered patio (per plan)
- Exterior power outlets and hose bib
- Concrete slab
- City water and sewer services

Interior

The ease of single-story living is enhanced by a host of amenities, both practical and aesthetic. A well-conceived traffic pattern, a large great room featuring abundant natural light and thoughtfully placed living space let you enjoy everyday life with a new sense of freedom and entertain with pride.

- Direct access to your patio
- 6-foot glass double doors at den or four-season room (per plan)
- Embossed doors and lever doors handles
- Quality latex paint throughout the home
- Large great room featuring abundant natural light and vaulted ceilings.
- Fireplace with gas logs and architectural stone surround
- Formal dining area
- Den, sunroom, or study (per plan)
- Owners Closet includes melamine shelving
- Wire shelving in pantry and all others
- Large laundry room with hook-up for full-sized washer and dryer
- Laundry sink in base cabinet with additional cabinetry (per plan)

- **Beautiful eat-in kitchen includes:**
- Beautifully crafted raised-panel cabinetry, with lazy susan, in several finishes
- Under-cabinet lighting (per plan)
- Crown molding on cabinetry
- Breakfast bar or granite island (per plan)
- Smooth-top electric self-cleaning range
- Microwave with direct exterior venting
- Quiet multi-cycle dishwasher
- Garbage disposal
- Designer cabinet hardware
- Cabinet roll-outs in base (per plan)
- Recessed can lighting (per plan)
- Large, convenient pantry
- Beautiful granite counter tops
- Double under-mounted stainless sink
- Retractable spray faucet

- **Owner bath with custom home features:**
- Large walk-in shower (per plan)
- Beautiful tiled shower and floor
- Granite vanity top
- Lever-style faucets in all baths
- Large double vanity with full-width mirror (per plan)
- Accent lighting
- Linen closet (per plan)
- Large owner suite with walk-in closet
- Matching towel bar and ring, all baths

- **Second bath includes:**
- Vanity with full-width mirror
- Granite vanity top
- Linen closet (per plan)
- Tub/shower combo with tile surround
- Accent lighting

- **Choice of coordinated decorating package which features:**
- Quality stain-resistant carpeting in bedrooms, den, sunroom, and hallways (per plan)
- Ceramic tile flooring in kitchen, laundry, baths, and mudroom (per plan)
- Engineered wood flooring in living & dining room, great room (per plan)
- Energy-Efficient tankless water heater
- 92% efficient natural gas central heating
- 14 SEER electric central air conditioning
- Insulation package with R-38 ceiling and R-13 sidewalls
- Ceiling fans with lights in living/great room, bonus room, guest bedroom(s), owner's suite and den/four seasons room (per plan)
- Pre-wired for cable television in living/great room, den/office, bonus room, and owner's bedroom (per plan)
- Telephone jacks installed in kitchen, den living/great room, bonus room, and owner's bedroom (per plan)
- Structured CAT5 wiring
- Smoke/carbon monoxide detectors

The builder reserves the right to make changes to specifications and material selections at anytime.

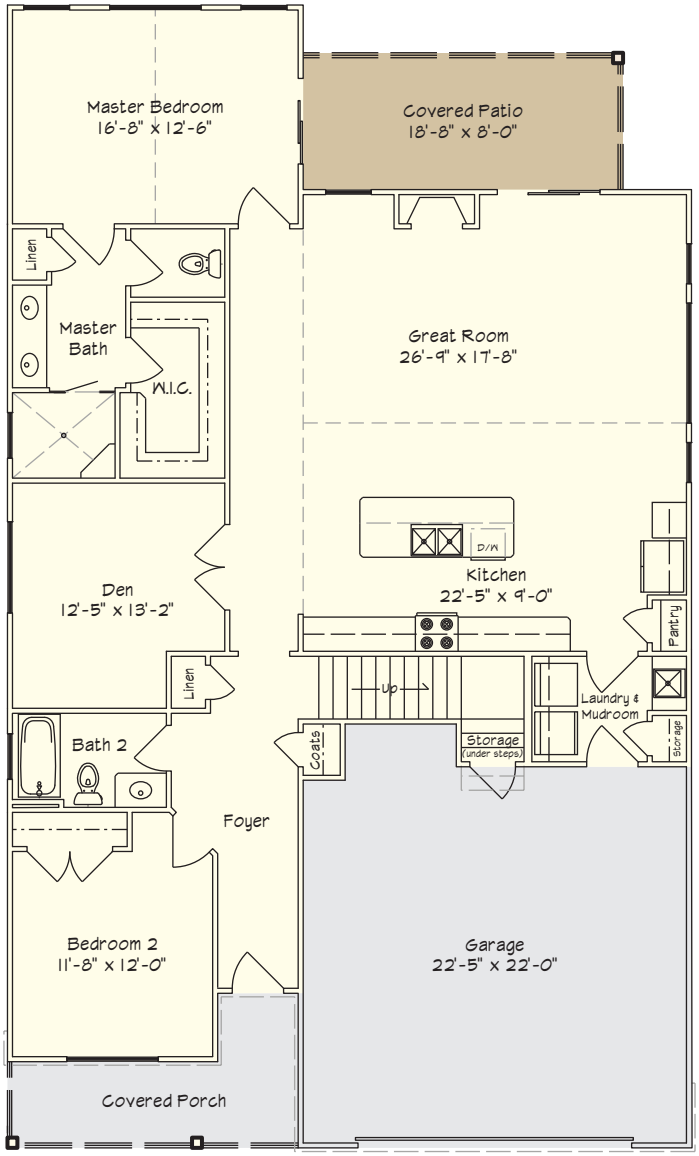
Wynnshire Ridge

The Single Family Home Collection

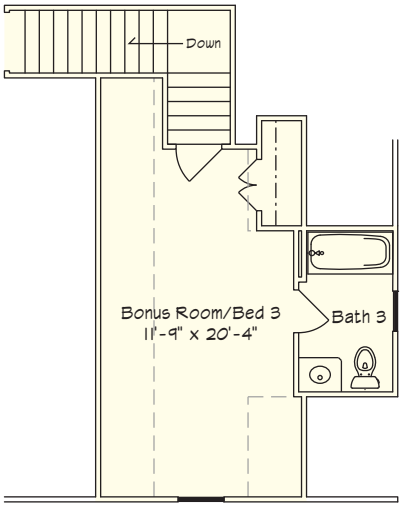
The Brighton 1 & 2

Flooring Schedule:
Hardwood: Great Room, Kitchen, Hallway, Foyer, Den
Carpet: Bedrooms, Stairs, Bonus Room
Tile: All Bathrooms, Laundry/Mudroom

- 2 Bedrooms & Den in Brighton 1. Brighton 2 adds Bonus Room or 3rd Bedroom
- 2 or 3 Baths
- Large Master Suite
- Covered Front Porch
- Covered Patio
- 2 Car Garage
- 1,775 (Brighton 1) or 2,205 (Brighton 2) Heated Sq. Ft.



Main Level



Upper Level

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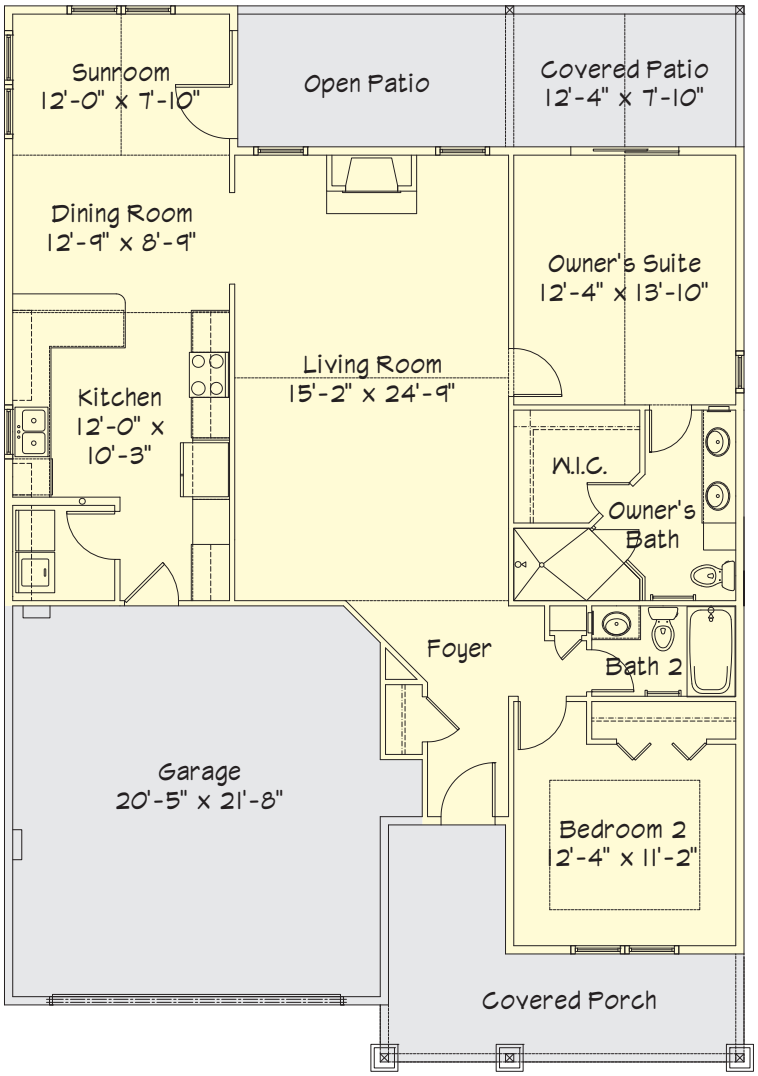
Wynnshire Ridge

The Single Family Home Collection

The Camelot 1

Flooring Schedule:
Hardwood: Living Room, Dining Room, Foyer, Sunroom
Carpet: Bedrooms
Tile: Kitchen, Bathrooms, Laundry



- 2 Bedrooms, Sunroom
- 2 Baths
- Large Owner's Suite
- Covered Front Porch
- Open & Covered Rear Patios with Optional Screened area
- 2 Car Garage
- 1,484 Heated Sq. Ft.

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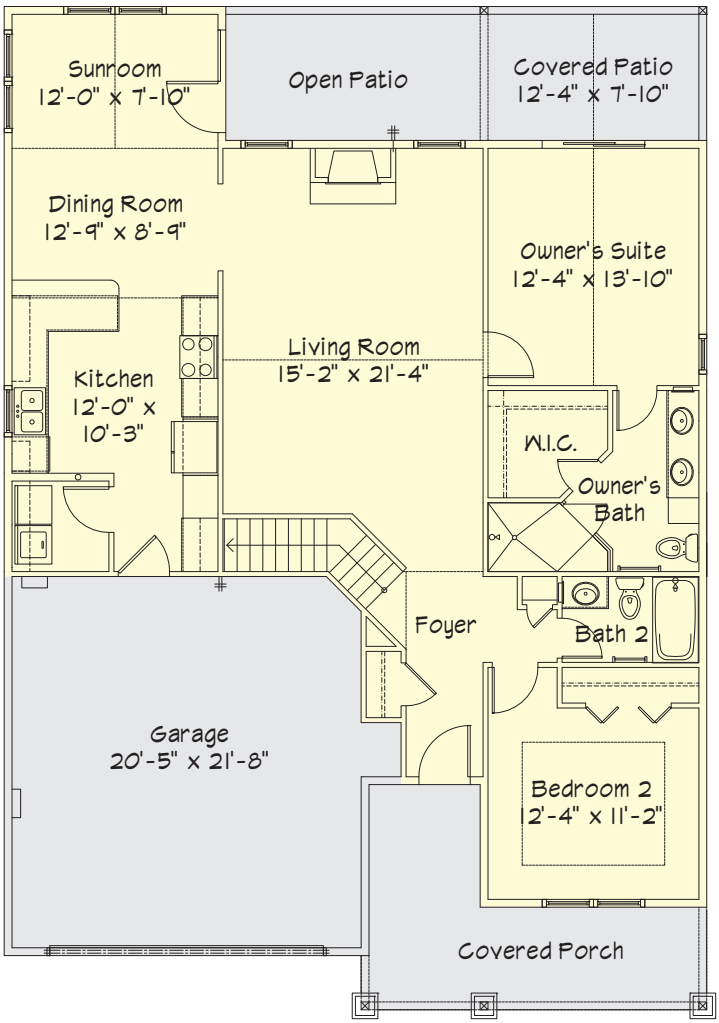
Wynnshire Ridge

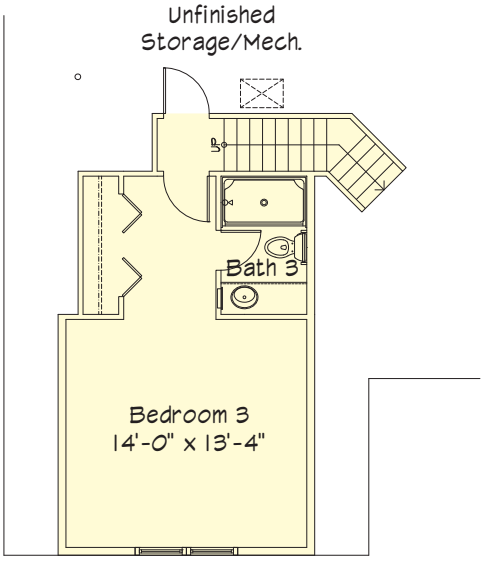
The Single Family Home Collection

The Camelot 2

Flooring Schedule:
Hardwood: Living Room, Dining Room, Foyer, Sunroom
Carpet: Bedrooms, Stairs, Bonus Room/Bedroom 3
Tile: Kitchen, Bathrooms, Laundry

- 3 Bedrooms, Sunroom
- 3 Baths
- Large Owner's Suite
- Covered Front Porch
- Open & Covered Rear Patios with Optional Screened area
- 2 Car Garage
- 1,862 Heated Sq. Ft.





Main Level

Upper Level

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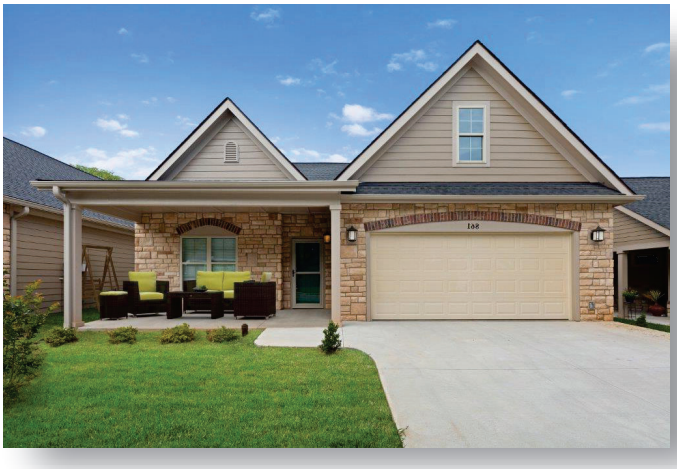
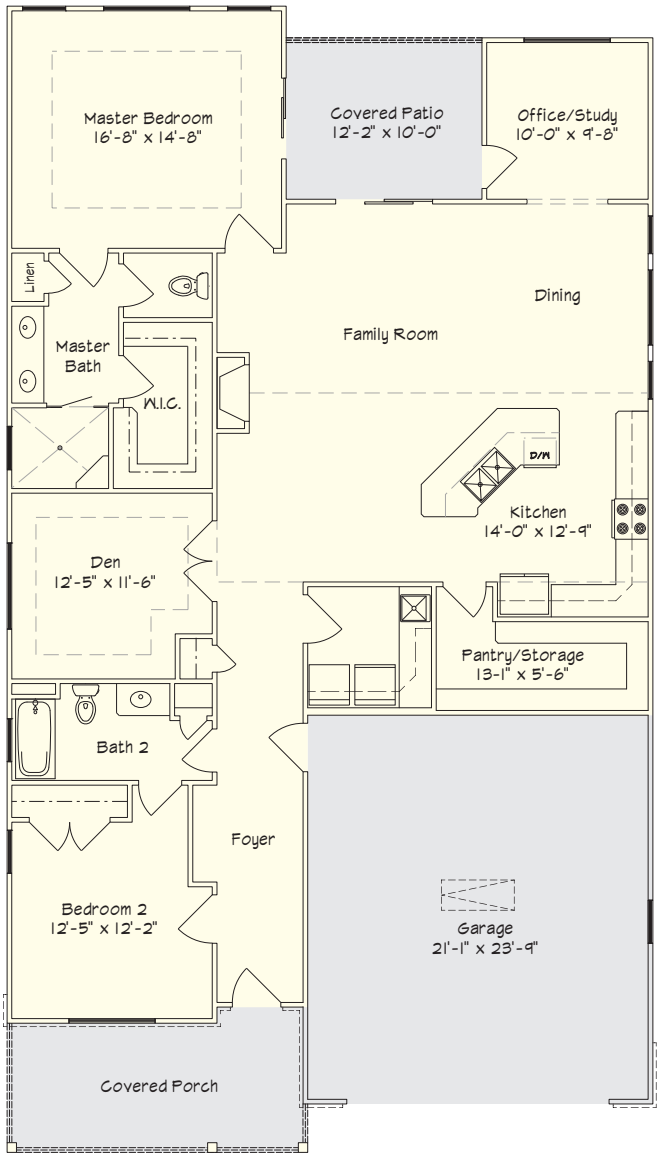
Wynnshire Ridge

The Single Family Home Collection

The Devonshire 1





Main Level

- 2 Bedrooms, and a Den
- Office/Study
- 2 Baths
- Spacious walk-in Pantry
- Large Master Suite
- Covered Front Porch
- Covered Patio
- 2 Car Garage
- 1,940 Heated Sq. Ft.
- 192 Sq. Ft. of light storage over the garage

Flooring Schedule:
Hardwood: Family Room, Dining Room, Kitchen, Den, Pantry/Storage, Office/Study, Foyer, Hallway
Carpet: Bedrooms
Tile: Bathrooms, Laundry

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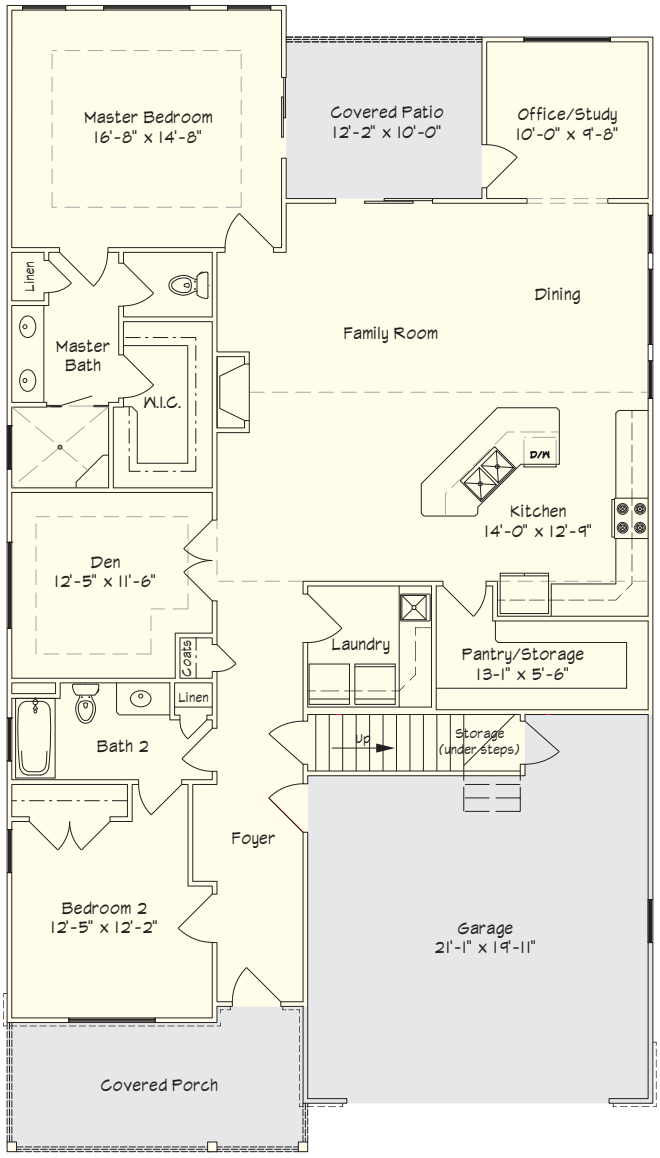
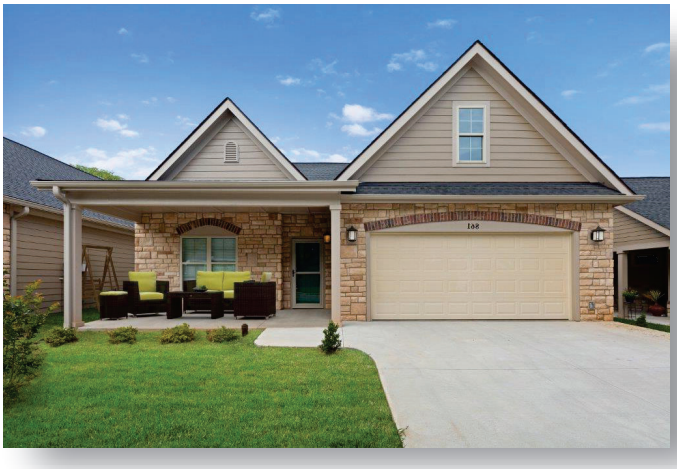
Wynnshire Ridge

The Single Family Home Collection

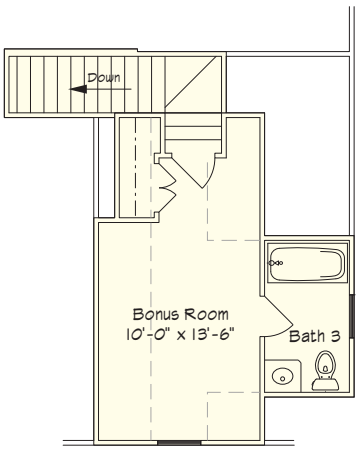
The Devonshire 2

Flooring Schedule:
Hardwood: Family Room, Dining Room, Kitchen, Den, Pantry/Storage, Office/Study, Foyer, Hallway
Carpet: Bedrooms, Stairs, Bonus Room
Tile: Kitchen, Bathrooms, Laundry





- 2 Bedrooms, Den, Bonus Room or 3rd Bedroom
- Office/Study
- 3 Baths
- Spacious walk-in Pantry
- Large Master Suite
- Covered Front Porch
- Covered Patio
- 2 Car Garage
- 2,250 Heated Sq. Ft.



Main Level

Upper Level

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Preferred Cash Back / Cash Buyer Program

Two Methods of Purchasing Your New Home

1. Lifestyle Buyer Financing Cash Back Program

Buyer receives 1% of contract amount for use in upgrades and/or closing costs

a. 5% Down Payment to Escrow Account due at acceptance of purchase agreement and credited at closing
b. 5% for permitting, fees, and pre-construction expenses due at acceptance of purchase agreement
c. 25% construction draw at foundation and receive first mortgage on property
d. 25% construction draw at completion of vertical structure framing
e. 20% construction draw at completion of mechanical rough in
f. 20% construction draw at issue of Certificate of Occupancy
g. Closing to occur one to three weeks after Certificate of Occupancy

Benefits: Quicker construction start & reduced build time

Buyer receives 1% of contract amount for use in upgrades and/or closing costs

2. Cash Purchase or Mortgage If Using Lifestyle Homes Construction Financing

a. 5% Down Payment to Escrow Account due at acceptance of purchase agreement and credited at closing
b. 5% for permitting, fees, and pre-construction expenses due at acceptance of purchase agreement
c. 90% due at Closing which will be scheduled to occur within seven days of receipt of the Certificate of Occupancy (or penalty may apply). Buyer either uses cash or personal mortgage for closing

Benefits: More time to sell your existing home

More time to secure your mortgage