

2014 PARADE OF HOMES *at Kings' Chapel*



INTRODUCING

THE COLINAS II *by Drees Homes*

THE COLINAS II

Kings' Chapel | 4306 Kings' Camp Court | Arrington, TN 37014

The beautifully crafted Colinas II by Drees boasts a striking French Country exterior that offers a mix of warm brown brick and blended stacked stone, accented with an iron front door; operable slat shutters, and ironwork detailing. This extraordinary home is situated on a private cul-de-sac home site with a wooded backdrop.

The floor plan presents a flexible layout ideal for many of today's home buyers, with

two full bedroom suites on the main level, a "living triangle" design, integrated outdoor living, and a spacious second level. The layout creates a sophisticated yet casual space that's inviting for both family enjoyment and social entertaining. The style of the home is best described as European farmhouse with touches of modern elements.

The owner's suite bath. ▶



Fun.
Functional.
And, for a busy
family...Essential.

A unique feature of the Colinas II is the family ready room, where you'll find tons of cabinet storage; a bench area with cubbies, baskets, and chalkboard; a built-in utility sink; plus the family's washer and dryer with plenty of room for a second refrigerator.

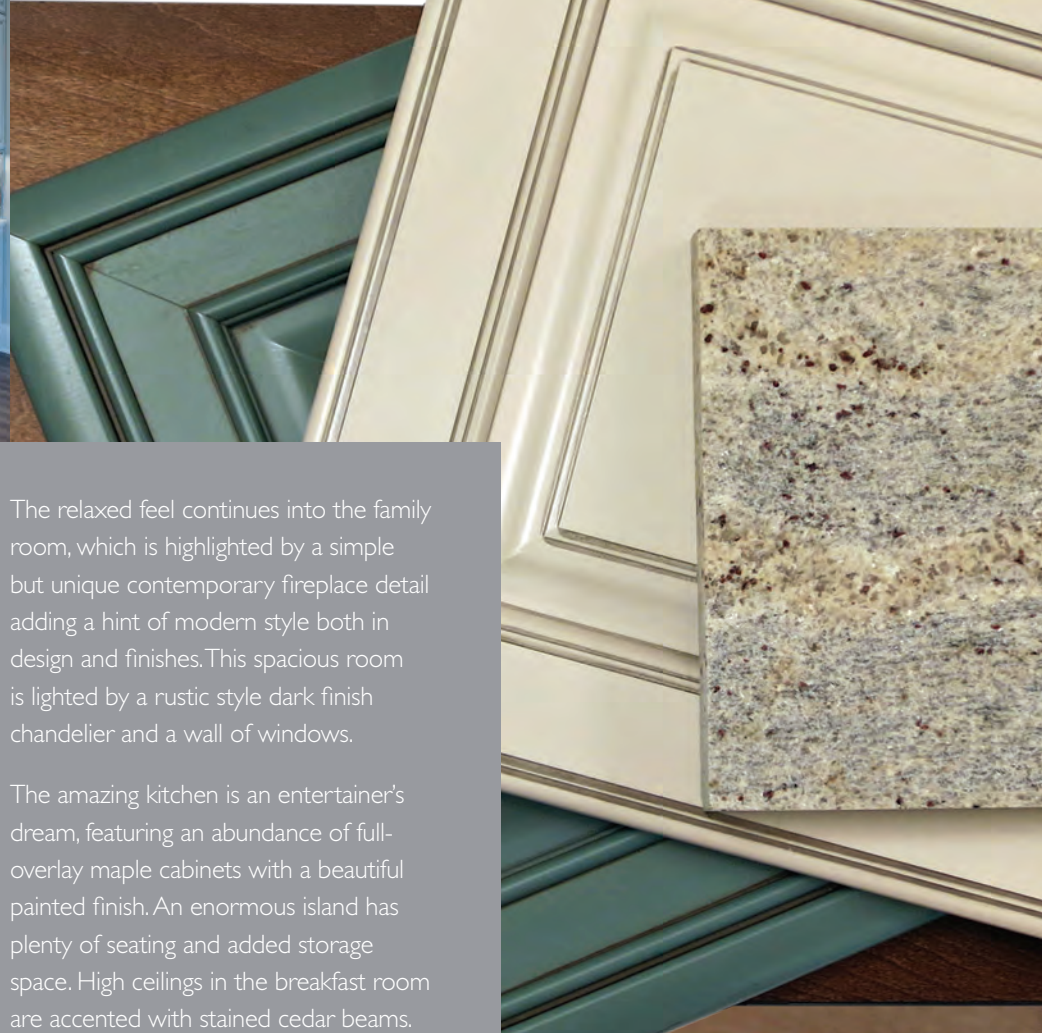
▲ *Family ready room finishes.*



▲ *The family ready room.*



◀ *The kitchen.* *Kitchen finishes.* ▶



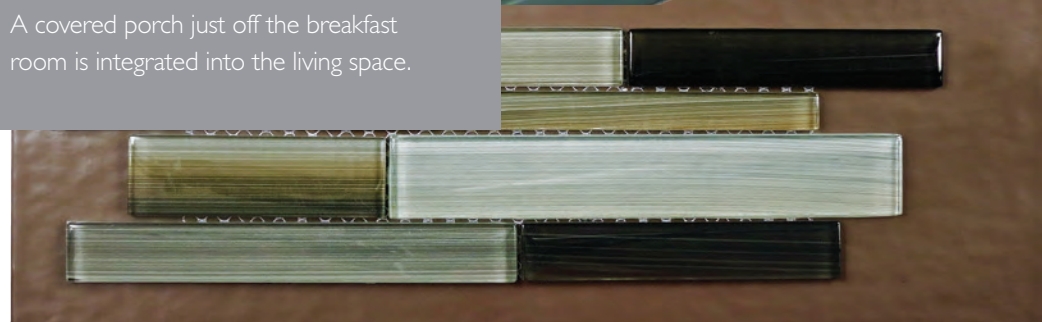
The main level in the Colinas II features high 10' ceilings, 8' doors and elegant trim detailing throughout. A gorgeous birch 5" wide plank hardwood flooring, with a subtle scraped texture and deep stain, extends throughout the entire first floor.

A private study off the foyer showcases custom trim work and a distinctive coffered ceiling. The European farmhouse casualness of the dining room, with an interesting combination of wall and furniture textures, creates a unique visual experience. A glamorous chandelier has a vintage modern appeal. The separate butler's pantry is a must for formal entertaining.

The relaxed feel continues into the family room, which is highlighted by a simple but unique contemporary fireplace detail adding a hint of modern style both in design and finishes. This spacious room is lighted by a rustic style dark finish chandelier and a wall of windows.

The amazing kitchen is an entertainer's dream, featuring an abundance of full-overlay maple cabinets with a beautiful painted finish. An enormous island has plenty of seating and added storage space. High ceilings in the breakfast room are accented with stained cedar beams. A covered porch just off the breakfast room is integrated into the living space.

▲ *The chandelier in the owner's suite bath.*



A place for everything and everything in its place.

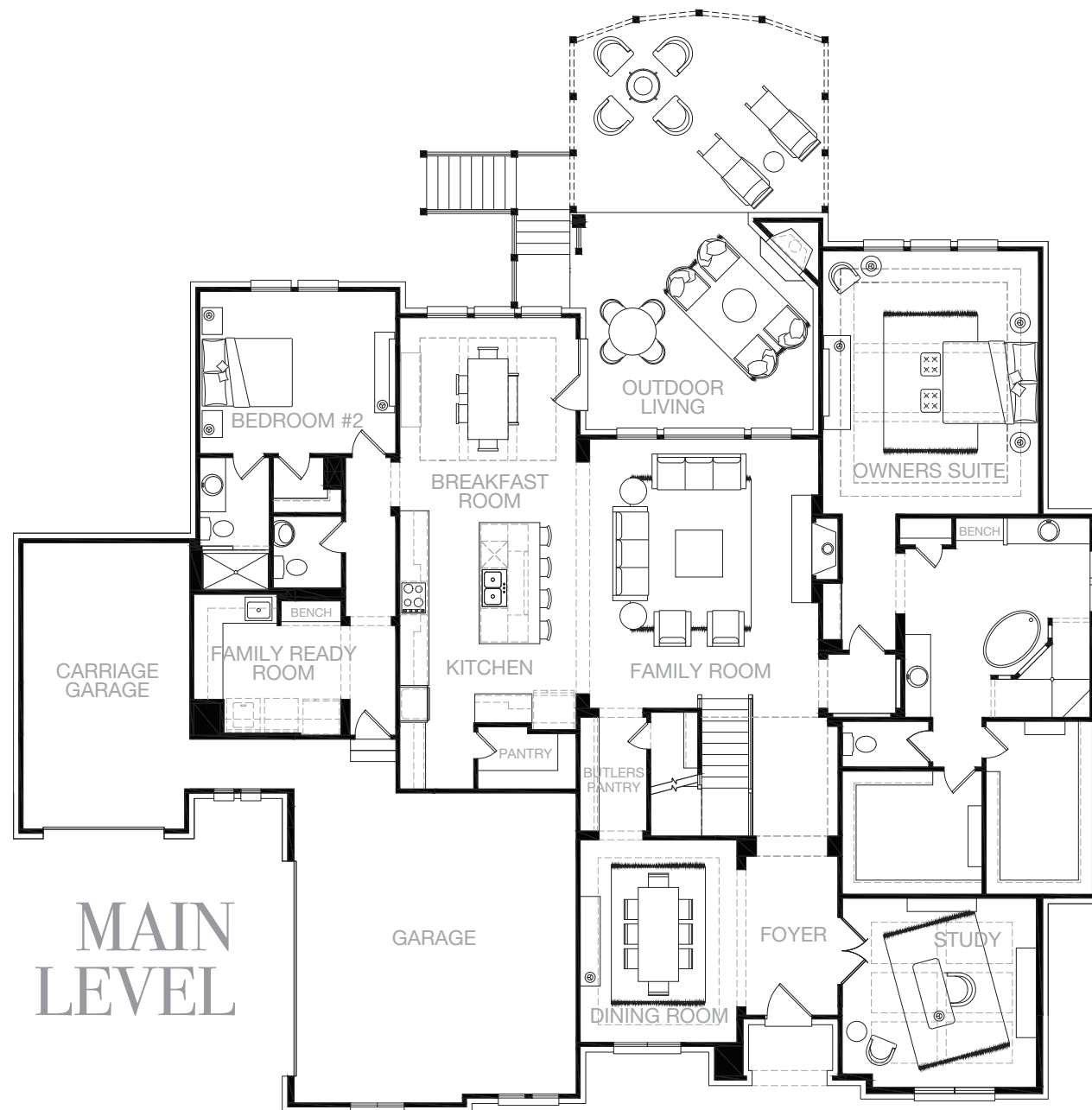
The innovative storage solutions that you'll find in the Colinas II help eliminate clutter and put organized living within reach. You'll see how to transform your home from a state of confusion into a well-run operation, where there's a place for everything and everything is in its place.

In the kitchen, we have incorporated many innovative features inside the cabinetry to help keep the countertops clean and free of clutter, and have everything right where it should be.

- ▶ Recycling Center Cabinet
- ▶ Super Base Cabinet Storage System
- ▶ Spice Rack Pull Down
- ▶ Pot & Pan Organizer Base
- ▶ Super Sink Base
- ▶ Base with Mixer Shelf

Organization doesn't stop in the Kitchen. The innovative family ready room is a dream space for any busy family, and the cabinetry is outfitted with more incredible extras to help manage the home in an organized way.

- ▶ Drop Zone Utility Cabinet
- ▶ Deep Roll-Out Trays
- ▶ Pet Food Station



The added casualness of dark walnut stained cedar beams in the volume ceiling brings balance to the sophisticated first floor owner's suite, which is lighted with

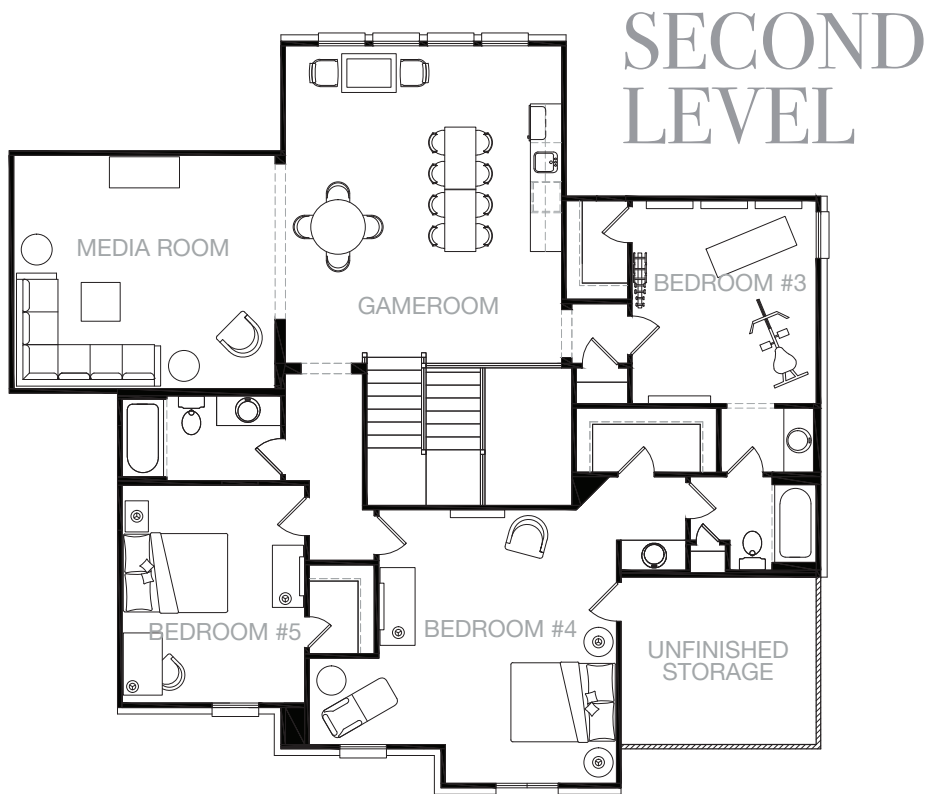
a contemporary fixture in a dark finish. The continuation of the wide plank hardwood flooring adds to the charm of this space.

Entering the luxurious bath, you'll find an elegant mini-chandelier in an antique bronze finish. A beautiful free-standing tub with fluted shroud, floor-mount tub

Casual entertaining at its best.

The gameroom in the Colinas II is the ultimate family gathering space. A large wet bar features a built-in refrigerator, microwave, sink, and wine rack. And you'll find the ultimate in comfort and technology in the state-of-the-art media room.

The gameroom. ▶



▲ *The outdoor living space.*

filler and hand shower is the ultimate indulgence. Surrounding the tub is a custom walk-in shower with an appealing mix of ceramic and mosaic tile. Adding

to the luxury is a spa shower with four body sprays and a hand-held shower. Two enormous walk-in closets complete the spacious owner's retreat.

Comprehensive control that integrates with your lifestyle.

The Colinas II features a convenience-inspired, modern Home Management System to completely integrate your lifestyle with today's technology. Full home automation with iPad® control for lighting, security, audio, video, thermostats, and more.

Network Wiring

Combinations of cable, phone and ethernet lines are run throughout the home for television, internet, whole home WiFi, and phone capability.

Life Safety

The Interlogix Security System covers all exterior doors and interior motion with two keypad locations, a high definition video surveillance camera system, and interactive monitoring.

Home Entertainment

A Denon® receiver powers a 5.1 surround sound system which is comprised of Vanguard in-ceiling speakers and a Martin Logan® subwoofer.

Whole Home Audio

In-ceiling speakers located in the study, kitchen, family room, gameroom, media room, and covered porch are powered by an RTI distributed audio system.

Lutron® Lighting

The lighting in rooms throughout the home and on the exterior of the home can be turned on and off or dimmed at specific times of day from an app on a smart device.

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The ENERGY STAR® "Certified New Home" rating means the Colinas II is designed and built to standards well above most other new homes and it has undergone a process of inspections, testing, and verification to meet strict requirements set by the EPA, delivering better quality, better comfort, and better durability.



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