

Whitehurst Builders, Inc.



4507 Glen Kernan Parkway East
Lot 4, Unit 4

Benefits & Features

Through continuous efforts to improve our product, the plans, specifications and prices are subject to changes without notice.

Exterior Design Amenities

- Traditionally elegant Colonial Architecture
- Golf to Water View
- Three car garage
- Driveway with concrete pavers accent
- Front entry terrace with concrete pavers
- Spacious covered lanai with concrete pavers
- Eight-foot tall oversized "Carriage House" style sectional garage doors
- Custom designed landscaping including irrigation with timer clock, trees, shrubbery, & mulch
- Covered balcony with durable porcelain tile floor

Interior Design Amenities

- Welcoming formal foyer and gallery open to elegant formal dining room
- Staircase with open balustrade
- Guest Suite over the garage with private staircase
- Windows cased with wood sills & aprons
- Spacious walk-in closets with painted wood shelving
- Custom built raised panel wood cabinetry by local artisan
- Study with built-ins and ceiling treatment

Kitchen

- Designer kitchen with large island and spacious granite countertops
- Walk-in pantry with wood shelving
- Upgraded appliance package
- Gourmet sinks & faucets

Baths

- Luxurious Master Bathroom with his & hers vanities, walk-in closets, linen closet, fully tiled walk-in shower with frameless shower door, dual shower heads, and tiled seat

Flooring Features

- Wood flooring and wall-to-wall carpeting throughout
- Marble tile flooring in master bath
- Tile in secondary baths & laundry
- Carpet in bedrooms & game room
- Wood flooring in kitchen, breakfast room, study, dining room, & family room

Laundry

- Wood laundry cabinets with laminate tops
- Fiberglass laundry sink
- Built-in ironing board

Electrical / Mechanical

- Elevator with convenient access to Master Suite
- Smoke detectors, per code
- Decora switches
- Audio Pre-wire
- Fire & Security system including three keypads and glass break

Chatham Manor

Personalized architectural design featured in this 5,011 sq ft, 5 bedrooms, 6 full & half bath, Whitehurst Builders distinctive estate on a golf course lot.

Outstanding allowance package to customize with your very own selections.

All the amenities synonymous with Whitehurst Builders

"Personal attention to quality".

A Glen Kernan

Golf & Country Club Membership is available for purchase.

Allowances

These allowances only apply if home is purchased before these items are purchased by Whitehurst Builders

- \$7,500 front entry doors allowance
- \$8,000 lighting allowance for all hanging fixtures
- \$3,000 ceiling fan allowance
- \$3 sf porcelain tile allowance
- \$5 sf marble tile allowance
- \$30 sf carpeting allowance
- \$100,000 cabinets & built-ins allowance
- \$21,000 countertop allowance
- \$20,000 plumbing fixture allowance
- \$20,000 appliance allowance
- \$18,000 tree and shrub allowance

Warranties

- One (1) year warranty
- One (1) year termite bond with \$500,000 renewable repair bond

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**GLEN
KERNAN**
GOLF & COUNTRY CLUB



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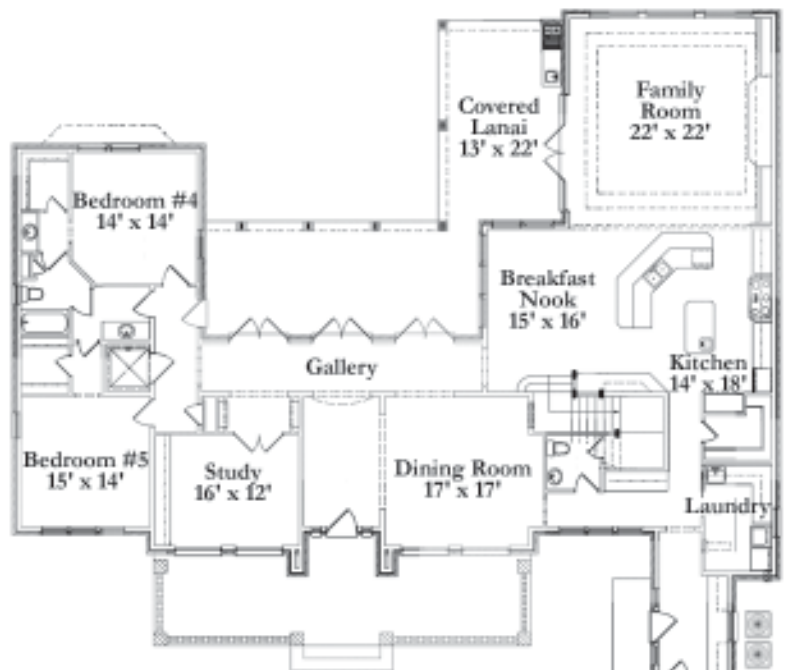
13181 Glen Kernan Parkway, Jacksonville, FL 32224 ~ Sales & Information Center located ½ mile north of JTB on Hodges Blvd.
Phone (904) 223-0701 ~ (800) 398-8189 ~ Fax (904) 223-0490 ~ gkrealty@bellsouth.net ~ www.glenkernanrealty.com

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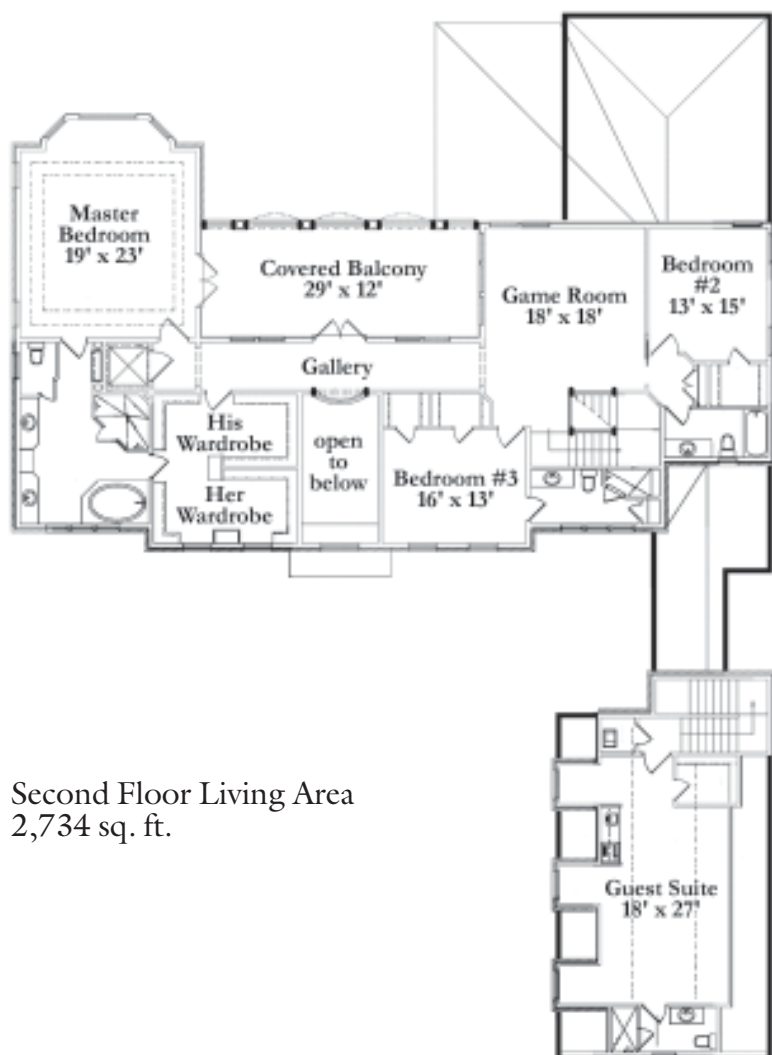
Chatham Manor

- 3 Car Garage
- Guest Suite
- Elevator
- Covered Lanai
- Covered Balcony
- Summer Kitchen

First Floor Living Area
3,036 sq. ft.



- Lot 4 / Unit 4*
- Golf to Water View
 - Lot Size 0.50
 - 6 Bedrooms
 - 5 Full Baths
 - 1 Half Bath
 - 5,770 Total sq ft



Second Floor Living Area
2,734 sq. ft.



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