



Where Community Begins
KINGDOM ESTATES
of Lindale
Standard Features

Our Personal Touch

We have over 40 years of building knowledge and experience that go into each and every home starting with a well-designed plan and finishing with a quality constructed energy efficient home. We spend all our efforts where it matters, creating and detailing all the features and finishes right down to the last one. Each home is crafted with upgrades to ensure your home fits today's lifestyles and energy efficient standards. The community is located in the charming City of Lindale which has Award Winning Schools, a skilled Police force, modern Sewer system, and reliable Trash Service. Natural Gas is CenterPoint Gas, Water is Crystal Water, and Internet/Cable is Optimum (Suddenlink), Electricity is your choice. The Home is Built in and Inspected by the City of Lindale using National Building Code Standards, and Protected by a 10/2/1 Home Warranty.

Energy Efficient Standards

- Appliances Meet or Exceed Federal Standards
- Low-E Insulated Double Pane Vinyl Windows with Tilt-Out Sash for Easy Cleaning
- Foam Sealant Around Windows, Doors, and Throughout the Home to Reduce Air Infiltration
- Insulated R-38 Blown Attic, R-30 Batted Vaulted Areas, R-13 Batted Walls

- AC/Heating System is 16 SEER Coil & Condenser, Gas Furnace 80%, Sealed & Insulated Air Duct System
- Programmable Energy Saver Thermostat

Building Features

- 30 Year Composition Shingle Roof
- Custom Framing with Wind Shear Panels at Exterior Walls
- Foundations are Engineered and Constructed for Soil Conditions: Concrete Foundation, Floor, Driveway, and Sidewalk have Reinforcing Steel
- Covered Front and Rear Porches
- Garage Door Opener with 2 Remotes, Smartphone Connectivity, Exterior Keypad Control
- Garage Interior Finished & Painted
- 200 AMP Electrical Service Panel
- GFI Safety Protected Electrical Outlets in Garage, Bathrooms, Kitchen, and Exterior
- Garage Attic Storage with Pull Down Ladder
- Coach Lights on Garage
- 8' Tall Garage Door
- Hand Laid Clay Fired Brick Exterior
- Beautifully Designed Landscaping
- 6' High Privacy Fencing
- Sod Lawn Front, Side, and Rear Yard
- Multi-Zone Programmable Sprinkler System with Rain/Freeze Sensor
- Three Garden Hose Connections
- Sentricon Termite Protection
- Exterior Outlet for Christmas Lights

For More Information Call our
 New Home Specialist at 903-881-8801
 Or Visit us at www.facebook.com/KingdomHomesTexas



Interior Features

- Elegant 8' Tall Front Door
- High Cathedral Ceiling in Family Room
- 10' Tray Ceiling in Master Bedroom
- 9' High Ceilings Throughout
- Beautiful Ceiling Fans with Lighting
- Crafted Wood Trim/Crown Molding in Kitchen, Nook, Family Room, and Master Bedroom
- Gas Fireplace with Log Set
- Hand Textured Knock Down Interior Walls/Ceilings
- Resilient 100% Waterproof Low Maintenance Wood Grain Vinyl Plank Flooring
- FHA Approved Carpet and Pad
- UL Approved Smoke Detectors
- 50 Gallon Water Heater

Deluxe Kitchen

- Natural Granite Countertops 3 Centimeter Sealed and Polished
- Stainless Steel Appliances:
 - Gas 5 Burner Range with Griddle
 - Dishwasher with Multiple Settings
 - Microwave Hood Vented Outside
- Gas & 220 Electrical Outlet for Range
- Custom Crafted Cabinetry with Staggered Projections, Crown Molding and Oil Rubbed Bronze Hardware
- Oversized Kitchen Island (per plan)
- GFI Safety Protected Electrical Outlets
- Retractable Sprayer Faucet
- Deep Stainless Steel Sink

- Attractive Ceramic Tile Backsplash
- High Capacity 1/3 HP Disposal
- Recessed Ice Maker Connection
- Under Cabinet LED Lighting
- Pantry with Spacious Shelving

Master/Kids/Guest Bedrooms

- Spacious Bedrooms with 9' Ceilings
- 10' Tray Ceiling & Crown Molding
- Ceiling Fans with Lighting
- Walk-In Closet (master bedroom)
- Prewired for Cable TV/Phone
- FHA Approved Carpet and Pad

Spacious Bathrooms

- Designer Mirrors
- Under Mount Porcelain Sinks
- Stylish Oil Rubbed Bronze Faucets with Dual Levers
- Private Water Closet Area
- Elongated Commode
- GFI Safety Protected Electric Outlet
- Externally Vented Exhaust Fans

Laundry Room

- Upper Cabinet Over Washer/Dryer
- Gas & 220 Electric Outlet For Dryer
- Dryer Vented to the Outside
- Hanging/Drying Rack (per plan)
- GFI Safety Protected Electric Outlet

Home Warranty 10/2/1 Year

- 10 Year Structural: Foundation, Floor, Walls, Ceiling, and Roof
- 2 Year Defect in the Wiring, Piping, and Ductwork in the Electrical, Plumbing, Heating, Cooling, Ventilating and Mechanical Systems
- 1 Year Workmanship and Material

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