



# WW WILLIAMSON WOODS



CHARLOTTE LIVING  
— REALTY —



ALL RENDERINGS ARE FOR REPRESENTATION ONLY.

# THE TEAM BEHIND YOUR NEW HOME



CHARLOTTE LIVING  
— REALTY —

## CHARLOTTE LIVING REALTY

Our team has been working in this field for decades, earning a reputation for excellence in the industry. At our core, we are committed to delivering a superior experience to all our clients.



## KINGER DEVELOPMENT GROUP

Our strength lies in the experience, precision, and passion of our people. As a boutique development firm rooted in the Carolinas, we bring a uniquely integrated approach to every project- blending vision, execution, and craftsmanship under one roof.



CRYSTAL NAGEL  
DESIGN

## CRYSTAL NAGEL DESIGN

Crystal Nagel is a Charlotte-based interior designer whose passion for renovations and vintage finds turned into her own firm, Crystal Nagel Design, in 2016 after years of transforming her own homes and blending traditional elements with fresh, tailored aesthetics.



# WELCOME

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## TO WILLIAMSON WOODS

Welcome to Kinger Development Group's premier luxury enclave, Williamson Woods, an exclusive collection of 38 distinctive residences set on 100-foot-plus-wide homesites of approximately half an acre. Designed for those who value privacy, craftsmanship, and elevated design, this community offers a level of quality and refinement that is truly a step above.

Each home is thoughtfully curated with custom detailing, blending timeless European-inspired exteriors--painted brick, rich wood accents, dramatic rooflines, and oversized statement windows--with sophisticated, modern interiors. Striking curb appeal and expansive spacing between homes create a streetscape that feels grand, and private.

Experience refined living redefined--where craftsmanship, design, and scale come together to create something truly exceptional.





RENDERINGS REFLECT THE CANTER PLAN WITH THE ORGANIC MODERN PACKAGE AND UPGRADED OPTIONS AND ARE FOR REPRESENTATION ONLY.



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# THE PLANS



# THE CANTER

**5 BEDS | 4 BATHS | 4,100+ SF**

THE *CANTER* IS AN IMPRESSIVE 4,100+ SF PLAN WITH 5 BEDS, 4 BATHS, A FIRST FLOOR GUEST SUITE AND A SPACIOUS BONUS ROOM AND LOFT ON THE SECOND FLOOR.

TO DOWNLOAD HIGH QUALITY FLOOR PLANS, PLEASE SELECT FROM THE FLOOR PLANS SECTION OF OUR WEBSITE.



RUSTIC MODERN



REFINED



LUX



ORGANIC MODERN



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# THE GALLANT

**5 BEDS | 4 BATHS | 3,900+ SF**

THE *GALLANT* IS AN IMPRESSIVE 3,900+ SF PLAN WITH 5 BEDS, 4 BATHS, A FIRST FLOOR GUEST SUITE AND A SPACIOUS BONUS ROOM AND LOFT ON THE SECOND FLOOR.

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RUSTIC MODERN



REFINED



LUX



ORGANIC MODERN



# THE PADDOCK

**5 BEDS | 4 BATHS | 4,200+ SF**

THE *PADDOCK* IS AN IMPRESSIVE 4,200+ SF PLAN WITH 5 BEDS, 4 BATHS, A FIRST FLOOR GUEST SUITE AND A SPACIOUS BONUS ROOM AND LOFT ON THE SECOND FLOOR.

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RUSTIC MODERN



REFINED



LUX



ORGANIC MODERN



# THE MEADOWBROOK

**5 BEDS | 4 BATHS | 4,200+ SF**

THE *MEADOWBROOK* IS AN IMPRESSIVE 4,200+ SF PLAN WITH 5 BEDS, 4 BATHS, A FIRST FLOOR GUEST SUITE AND A SPACIOUS BONUS ROOM AND LOFT ON THE SECOND FLOOR.

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RUSTIC MODERN



REFINED



LUX



ORGANIC MODERN



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# THE HUNTLEIGH



**4 BEDS | 4.5 BATHS | 3,700+ SF**

THE *HUNTLEIGH* IS AN IMPRESSIVE 3,700+ SF PLAN WITH 4 BEDS, 4.5 BATHS, A FIRST FLOOR GUEST SUITE AND A SPACIOUS BONUS ROOM AND LOFT ON THE SECOND FLOOR.

TO DOWNLOAD HIGH QUALITY FLOOR PLANS, PLEASE SELECT FROM THE FLOOR PLANS SECTION OF OUR WEBSITE.

RUSTIC MODERN



REFINED



LUX



ORGANIC MODERN



# THE DESIGN





WILLIAMSON  
WOODS

ORGANIC MODERN



# KITCHEN & DINING

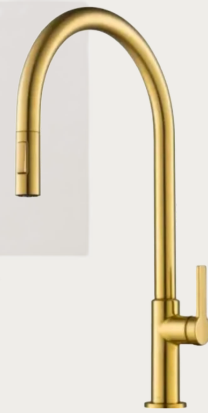
ORGANIC MODERN

## CABINETS

UPPERS: GREEK VILLA  
HOOD, LOWERS & ISLAND: SUEDE STAIN  
SCULLERY: GREEK VILLA



## BACKSPLASH



## CABINET HARDWARE



## ISLAND PENDANTS

## FLOORING

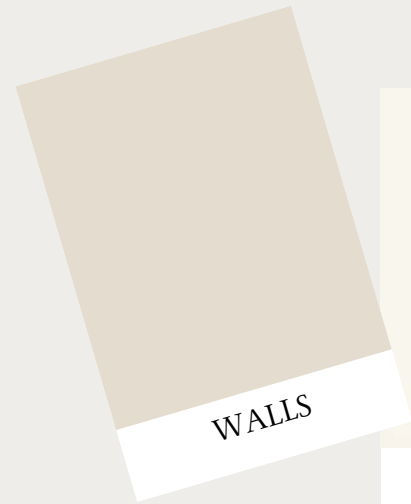


## COUNTERTOPS

KITCHEN: CALACATTA MIRAGGI GOLD QUARTZ  
SCULLERY: CALACATTA MIRAGGI GOLD QUARTZ



## WALLS



## DOORS



## PAINT COLORS

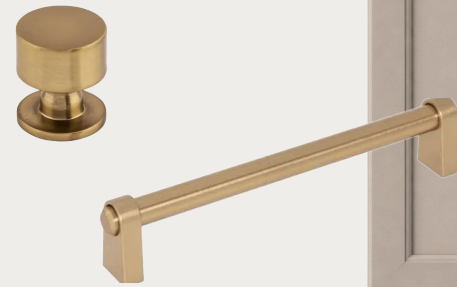


## DINING CHANDELIER

# PRIMARY SUITE

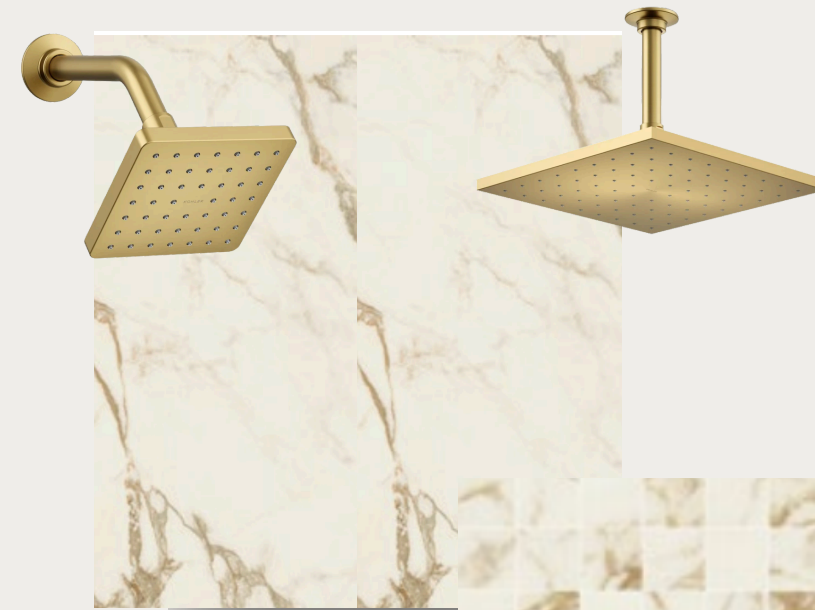
ORGANIC MODERN

CABINET S  
ACCESIBLE BEIGE

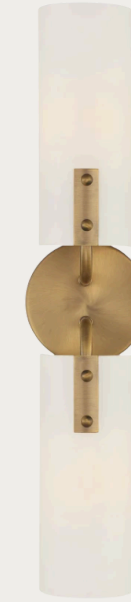
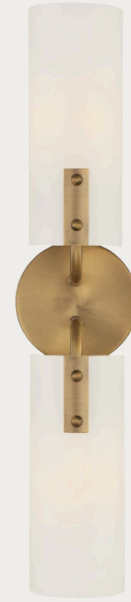


CABINET HARDWARE

SHOWER WALL

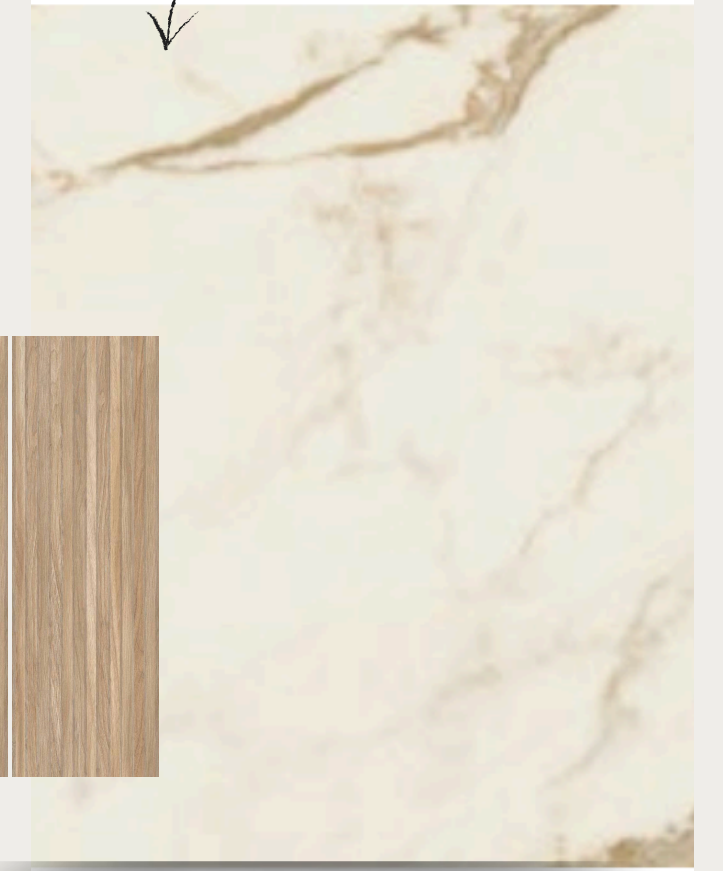


PAN

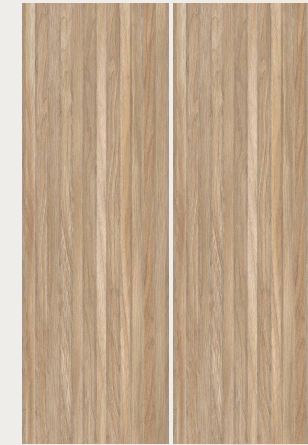


← SCONCES

TILE FLOOR



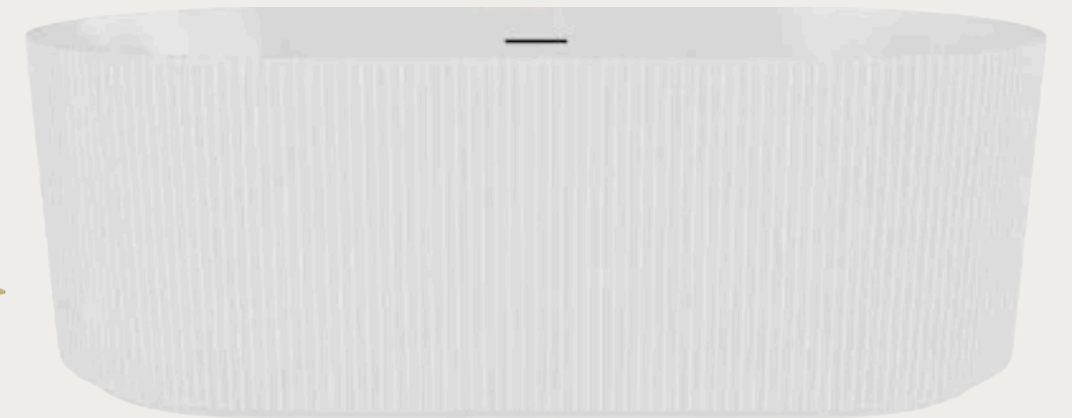
ACCENT SHOWER TILE



COUNTERTOP  
CALACATTA MIRAGGI QUARTZ



BEDROOM CHANDELIER





WILLIAMSON  
WOODS

RUSTIC MODERN



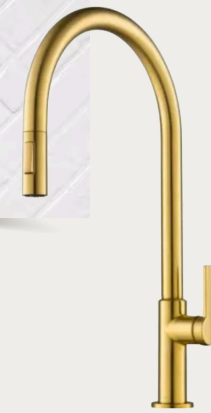
# KITCHEN & DINING

RUSTIC MODERN

**CABINETS**  
UPPERS & HOOD: GREEK VILLA  
LOWERS & ISLAND: IRON ORE  
SCULLERY: TRICORN BLACK



**BACKSPLASH**



**CABINET HARDWARE**

**ISLAND PENDANTS**



**FLOORING**



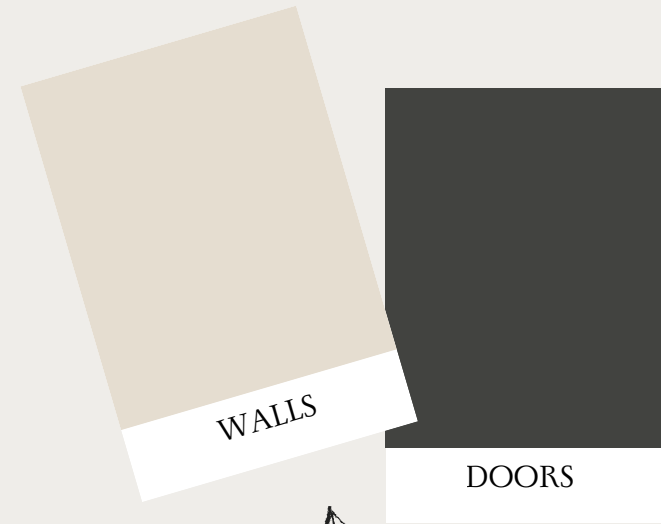
**COUNTERTOPS**  
KITCHEN: CALACATTA VERONA QUARTZ  
SCULLERY: NERO MIST GRANITE



**WALLS**

**DOORS**

**PAINT COLORS**



**DINING CHANDELIER**

# PRIMARY SUITE

RUSTIC MODERN

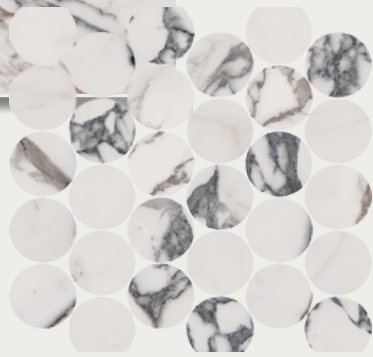


CABINET S  
MINK STAIN

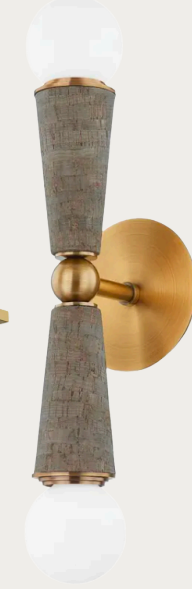


SHOWER WALL

PAN



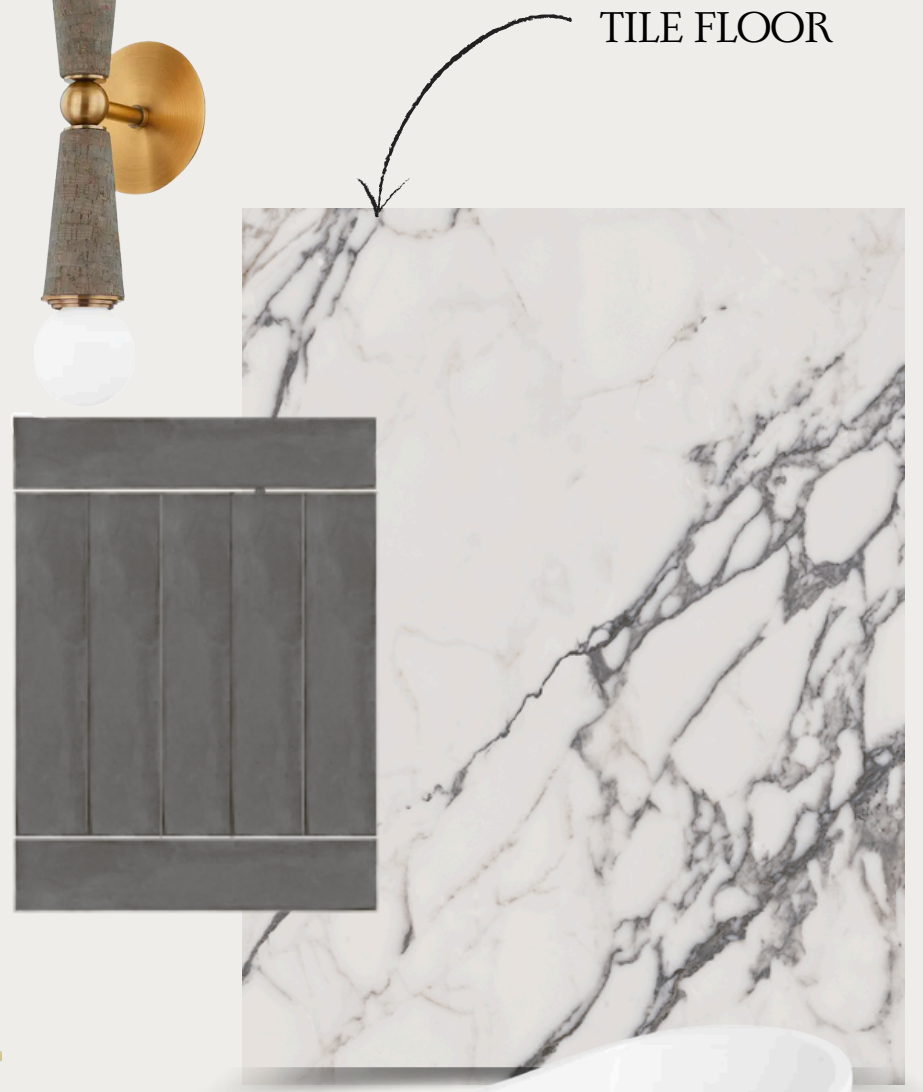
ACCENT SHOWER TILE



← SCONCES



VANITY MIRRORS



TILE FLOOR



COUNTERTOP  
CALLICO WHITE QUARTZZ



BEDROOM CHANDELIER →





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WOODS  
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# KITCHEN & DINING

REFINED

## CABINETS

CABINETS & HOOD: SHOJI WHITE  
ISLAND: MAPLE  
SCULLERY: SHOJI WHITE



## BACKSPLASH



## CABINET HARDWARE



## ISLAND PENDANTS



## FLOORING



## COUNTERTOPS

KITCHEN: CALACATTA MIRAGGIO QUARTZ  
SCULLERY: NERO MIST GRANITE



## WALLS

## DOORS



## PAINT COLORS

## DINING CHANDELIER

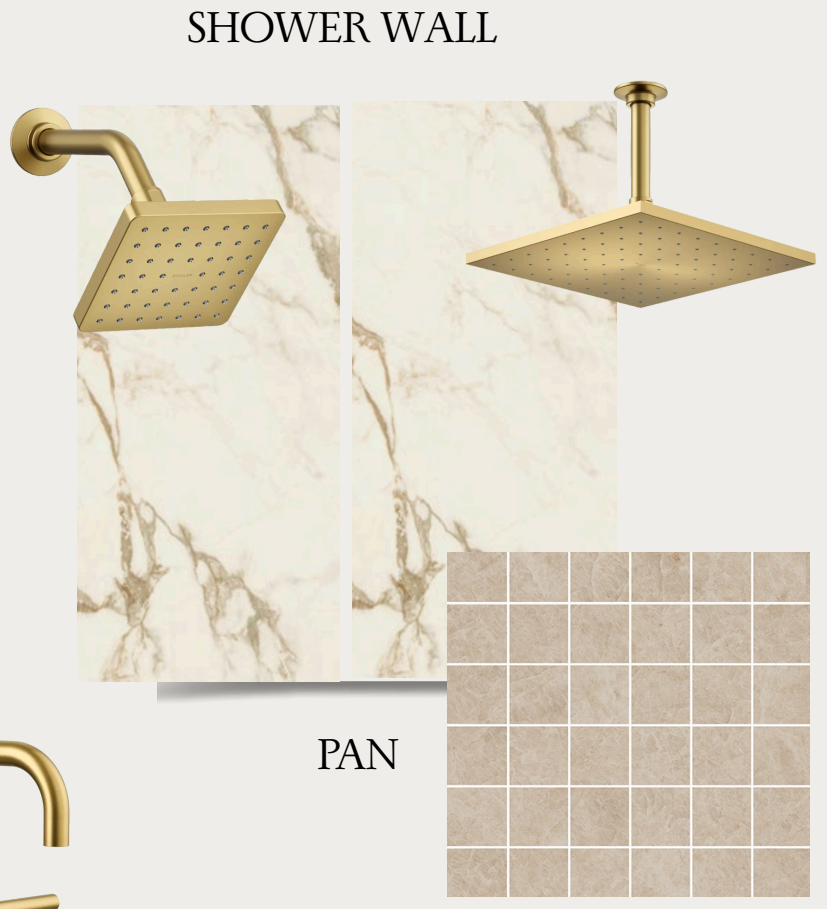


# PRIMARY SUITE

REFINED



CABINETS  
SHOJI WHITE



SHOWER WALL

PAN



VANITY MIRRORS

← SCONCES

↘ TILE FLOOR



COUNTERTOP  
CALLICO WHITE QUARTZZ



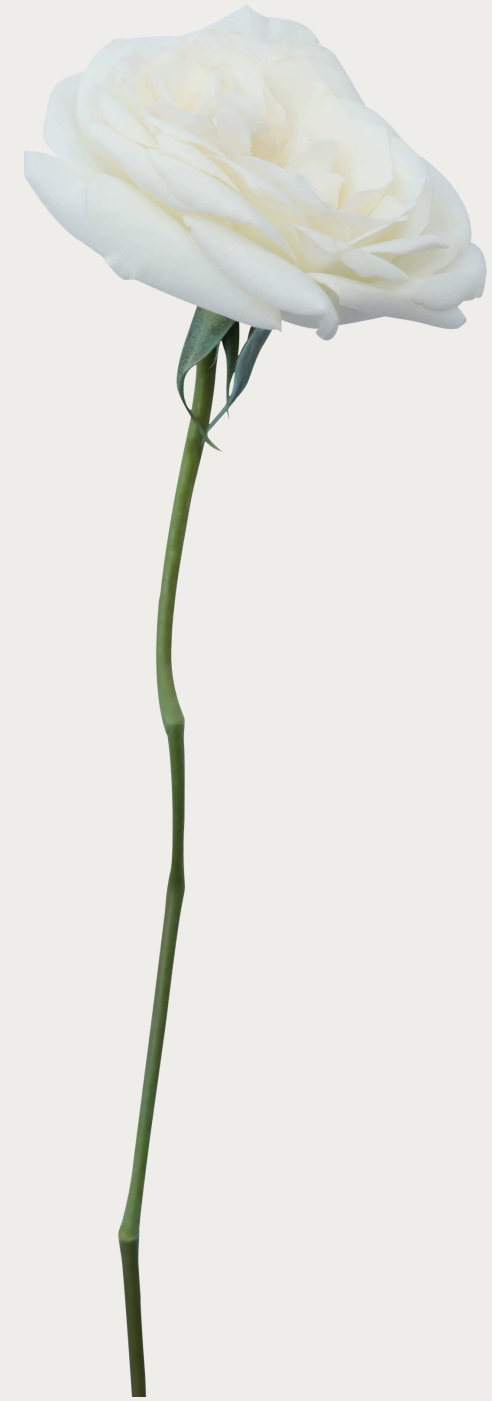
BEDROOM CHANDELIER





WILLIAMSON  
WOODS

LUX



# KITCHEN & DINING

LUX

**CABINETS**  
UPPERS & HOOD: SHIITAKE  
LOWERS & ISLAND: IRON ORE  
SCULLERY: SHIITAKE



BACKSPLASH



ISLAND  
PENDANTS



FLOORING



CABINET  
HARDWARE



DINING CHANDELIER

**COUNTERTOPS**  
KITCHEN: CALACATTA IDILLIO QUARTZ  
SCULLERY: NERO MIST GRANITE



WALLS

DOORS

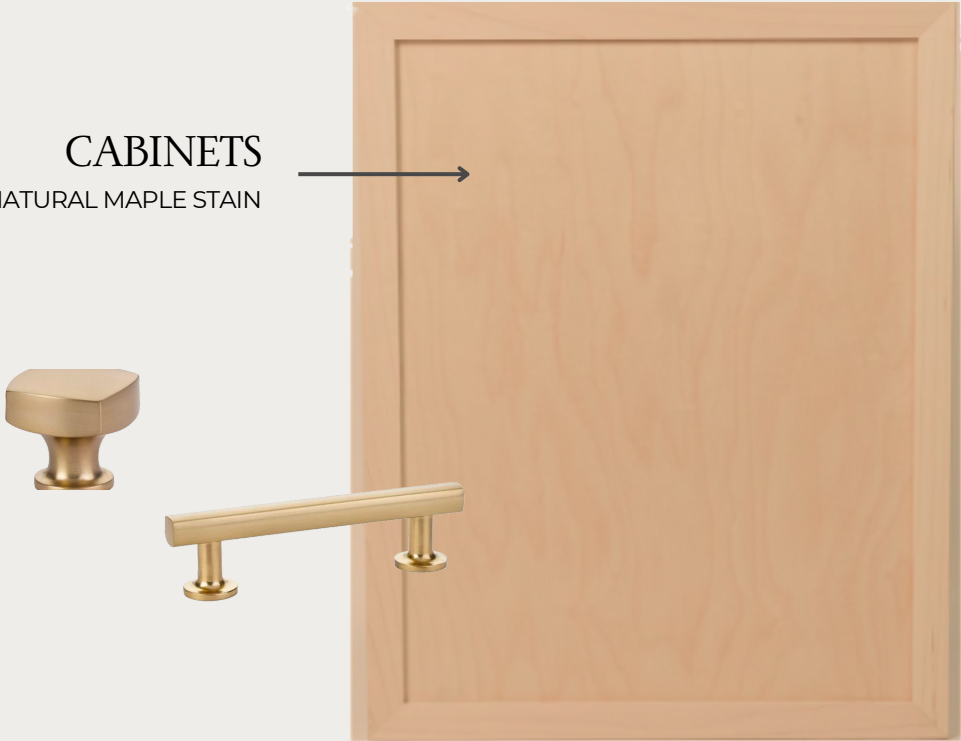
PAINT COLORS



# PRIMARY SUITE

LUX

CABINETS  
NATURAL MAPLE STAIN



SHOWER WALL



PAN



SCONCES

VANITY MIRRORS

TILE FLOOR



COUNTERTOP  
CALLICO WHITE QUARTZZ



BEDROOM CHANDELIER



# INCLUDED APPLIANCES



KITCHENAID 24" BUILT-IN DISHWASHER



SHARP BUILT-IN MICROWAVE DRAWER



KITCHENAID 48" GAS RANGE WITH GRIDDLE



KITCHENAID 48" FRIDGE & FREEZER

# OPTIONAL UPGRADED APPLIANCES



JENNAIR 24" PANEL READY DISHWASHER



JENNAIR 48" GAS RANGE WITH GRIDDLE



JENNAIR 48" PANEL READY FRIDGE



SHARP BUILT-IN MICROWAVE DRAWER



KITCHENAID 24" DISHWASHER  
SCULLERY (PER PLAN)



AVALLON 24" BEV COOLER  
DINING BAR, SCULLERY, OR BONUS ROOM  
(PER PLAN)

APPLIANCE SELECTIONS ARE CONCEPTUAL AND SUBJECT TO CHANGE AT BUILDER'S DISCRETION.

# THE COMMUNITY





# WILLIAMSON WOODS

Matthews and Mint Hill offer the perfect balance of small-town charm and everyday convenience, with tree-lined neighborhoods, spacious homesites, top-rated schools, local parks, and an easy commute to Uptown Charlotte.

Known for their strong sense of community, walkable downtown areas, and relaxed suburban feel, these sought-after areas provide a quieter lifestyle without sacrificing dining, shopping, or accessibility.

# STANDARD FEATURES

## Exterior Construction

- Brick accents and fiber cement siding per plan
- Covered back porch
- 8' full glass front entry door
- Decorative exterior elevation lighting per plan
- Architectural shingles with manufacturer warranty
- Gutters designed per elevation
- Weatherproof exterior electrical outlets
- Low-E insulated Pella windows
- Smart garage door opener with remote
- Broom finish concrete patio per plan
- Professionally designed landscape package with fully sodded front yard. Side yard and rear yards seed and straw

## Interior Construction

- Varied ceiling designs per plan
- Custom trim and architectural millwork
- 8' interior and exterior doors on first floor
- 10" baseboards first floor and 7" cove crown
- 8" baseboards second floor and 5" cove crown.
- Matte black door hardware
- Designer tile flooring in baths, laundry and utility
- Designer lighting selections throughout
- Electric dryer connections
- Black Iron Stair Spindles
- LVP flooring throughout main living areas, carpeted 2nd floor bedrooms
- Separate utility room with tile flooring
- Smoke detectors hard-wired with battery backup
- Spacious closets with shelves and rods per plan in bedrooms
- Protective ground fault interrupter circuits in kitchen, baths and utility for safety and per code
- Garages fully drywalled, taped and painted
- Ceiling height 10' first, 9' second
- Living room with ventless gas fireplace

# STANDARD FEATURES

## **Kitchen**

- Slim shaker profile cabinetry
- 42" cabinets with crown molding
- Custom decorative trim detail on kitchen island - per plan
- Upper cabinet above refrigerator for additional storage
- Quartz countertops and statement islands
- Designer tile backsplash
- KitchenAid stainless steel dishwasher
- KitchenAid 48" gas range
- 36" Farmhouse Single Basin Fireclay Kitchen Sink
- Island air switch for disposal
- Walk-in pantry

## **Smart Home Features**

- CAT-6 structured wiring
- Security system integration
- Ring video doorbell

## **Bathroom**

- Slim shaker profile cabinetry
- Custom size mirrors at vanities
- Pedestal sink and framed mirror in powder bath - per plan
- Quartz vanity countertops
- Designer plumbing fixtures and lighting - finish per plan
- Linen closet or storage cabinet in owner's bath - per plan
- Private water closet in owner's bath - per plan
- Elongated water conserving toilets in all bathrooms
- Designer tile flooring in various colors and style selections
- Designer bathroom hardware throughout home

# STANDARD FEATURES

## Energy Performance Program

- 2 tankless water heaters
- R-15 wall insulation and R-38 attic insulation for improved thermal performance
- Rapid recovery energy-efficient tankless water heaters per plan
- Low-E insulated windows with Argon gas
- Transfer vents or jump ducts to balance air pressure between rooms
- High efficiency HVAC systems (approx. 15+ SEER2 rating)
- Programmable smart thermostats
- Carbon monoxide detectors (one per floor in two-story homes)
- Low-VOC interior paint
- PEX plumbing system
- Water-saving plumbing fixtures
- Fiber cement siding

## Warranty & Value Construction

- Engineered floor systems
- 10-year limited structural warranty
- Engineered foundations designed for specific homesite conditions
- Soil foundation inspected by engineer
- Wind bracing on exterior wall framing
- 3/4" tongue and groove subflooring on second floors
- Third-party inspections during foundation, framing, insulation, and completion stages

## Williamson Woods

- 100+ ft wide estate homesites creating an expansive streetscape
- Competitive financing options through preferred lenders
- Construction milestone walkthroughs
- New Home Orientation and warranty overview

# OPTIONAL UPGRADES

## Exterior

- Sodded backyard, priced per plan
- Vinyl fencing, priced per plan

## Kitchen, Dining, and Primary Suite

- 48" professional JENN AIR range
- Panel-ready 48" JENN AIR refrigerator and dishwasher
- Custom Kitchen cabinetry extended to ceiling, priced per plan
- Walk-in pantry with built-in wood shelving, priced per plan
- Custom scullery with sink and 2nd dishwasher or beverage fridge, per plan
- Dining Room entertainment/bar priced per plan
- Custom build out in primary walk-in closet

## Flooring

- Engineered hardwood flooring throughout all living areas and bedrooms priced per plan

## Outdoor Living

- Brick outdoor gas fireplace

## Interior

- Solid Core interior doors priced per plan

## Smart Home

- EV charger pre-wired in garage



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