



W/ W WILLIAMSON WOODS



CHARLOTTE LIVING
— REALTY —



ALL RENDERINGS ARE FOR REPRESENTATION ONLY.

THE TEAM BEHIND YOUR NEW HOME



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 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

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.



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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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



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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.

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





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.

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THE DESIGN





WILLIAMSON
WOODS

ORGANIC MODERN



KITCHEN & DINING

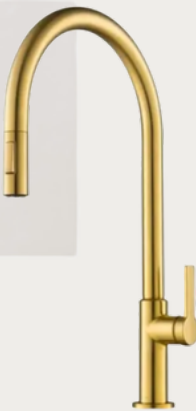
ORGANIC MODERN

CABINETS

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



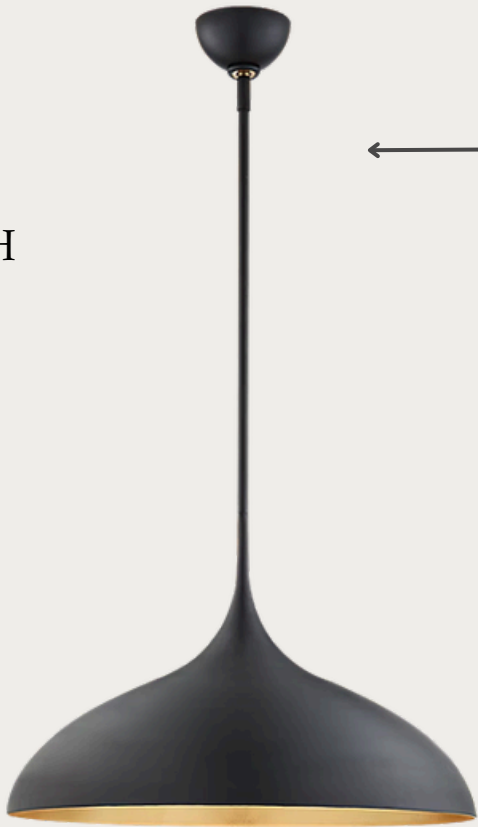
BACKSPLASH



CABINET HARDWARE



ISLAND PENDANTS



FLOORING

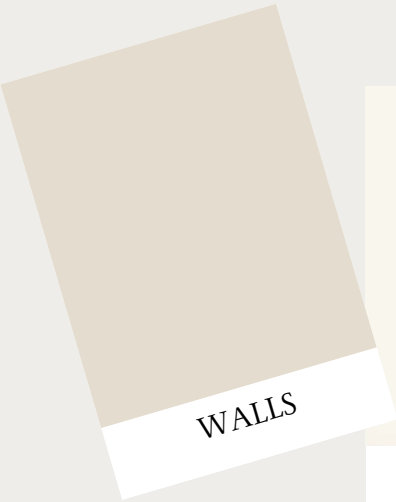


COUNTERTOPS

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



WALLS



DOORS



PAINT COLORS



DINING CHANDELIER

PRIMARY SUITE

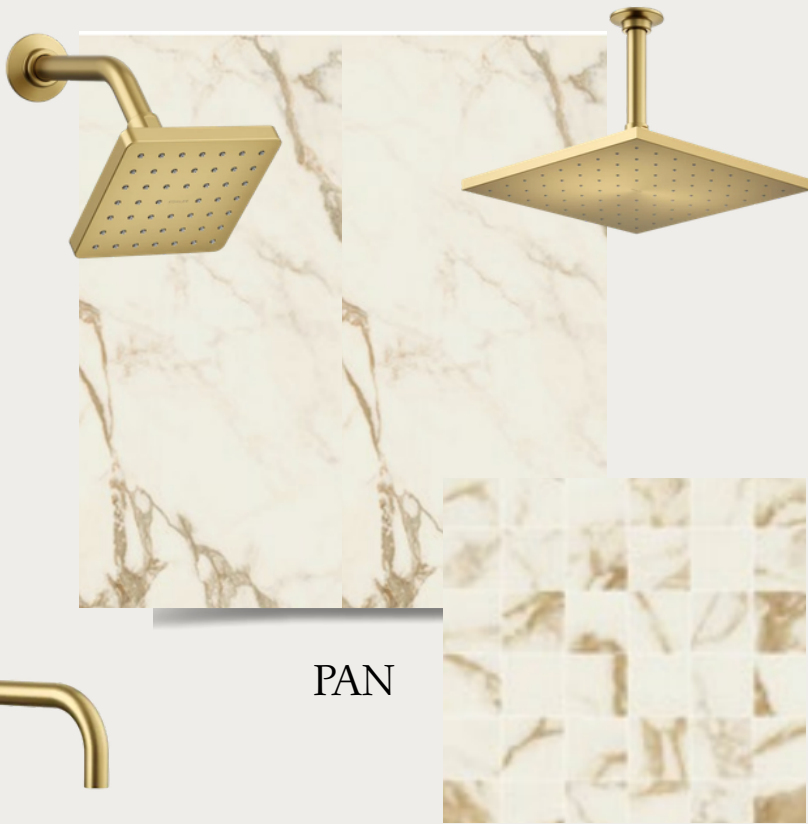
ORGANIC MODERN

CABINET S
ACCESSIBLE BEIGE



CABINET HARDWARE

SHOWER WALL

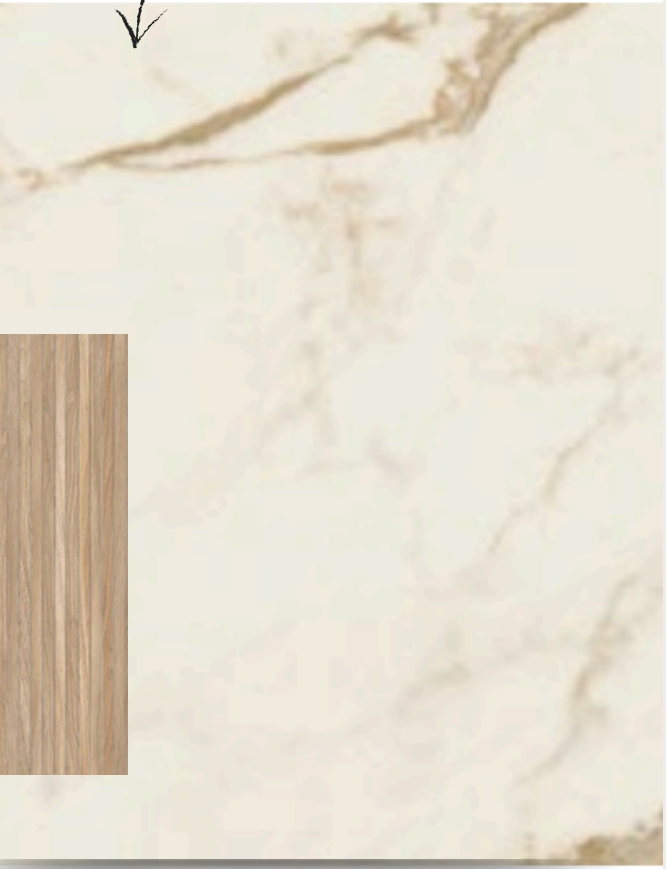


PAN



← SCONCES

TILE FLOOR



ACCENT SHOWER TILE



COUNTERTOP
CALACATTA MIRAGGI QUARTZ



BEDROOM CHANDELIER



W/W
WILLIAMSON
WOODS
RUSTIC MODERN



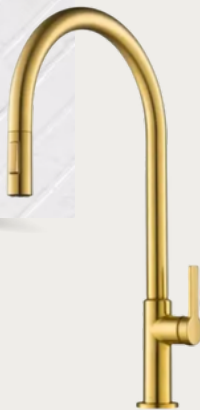
KITCHEN & DINING

RUSTIC MODERN

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

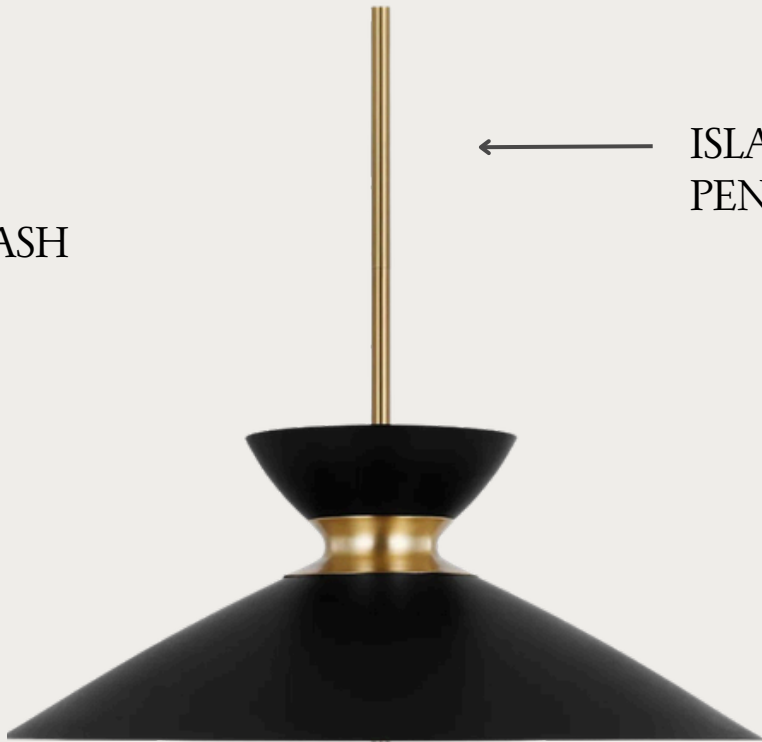


BACKSPLASH



CABINET
HARDWARE

ISLAND
PENDANTS



FLOORING

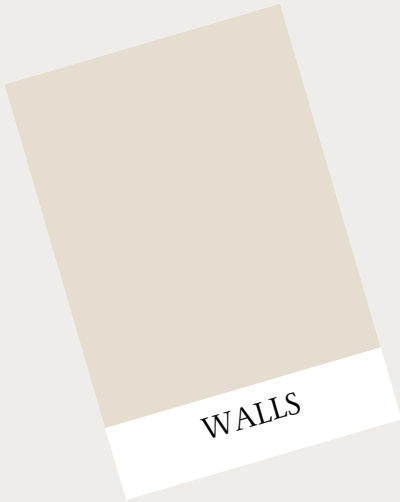


COUNTERTOPS

KITCHEN: CALACATTA VERONA QUARTZ
SCULLERY: NERO MIST GRANITE



WALLS



PAINT COLOR

DINING CHANDELIER



PRIMARY SUITE

RUSTIC MODERN



CABINET S
MINK STAIN



COUNTERTOP
CALLICO WHITE QUARTZZ



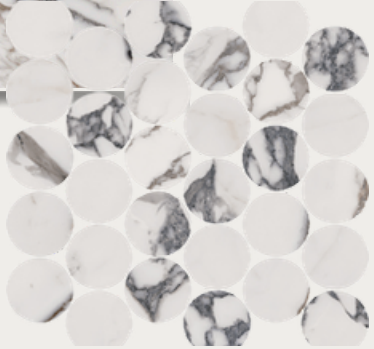
BEDROOM CHANDELIER



SHOWER WALL



PAN



ACCENT SHOWER TILE



VANITY MIRRORS



SCONCES



TILE FLOOR



W/W
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REFINED



KITCHEN & DINING

REFINED

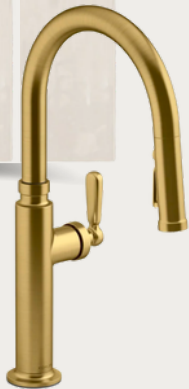
CABINETS
CABINETS & HOOD: SHOJI WHITE
ISLAND: MAPLE
SCULLERY: SHOJI WHITE



COUNTERTOPS
KITCHEN: CALACATTA MIRAGGIO QUARTZ
SCULLERY: NERO MIST GRANITE



BACKSPLASH



CABINET
HARDWARE



ISLAND
PENDANTS



FLOORING



DINING CHANDELIER



PAINT COLORS

PRIMARY SUITE

REFINED

CABINETS

SHOJI WHITE

SHOWER WALL

VANITY MIRRORS

SCONCES

TILE FLOOR

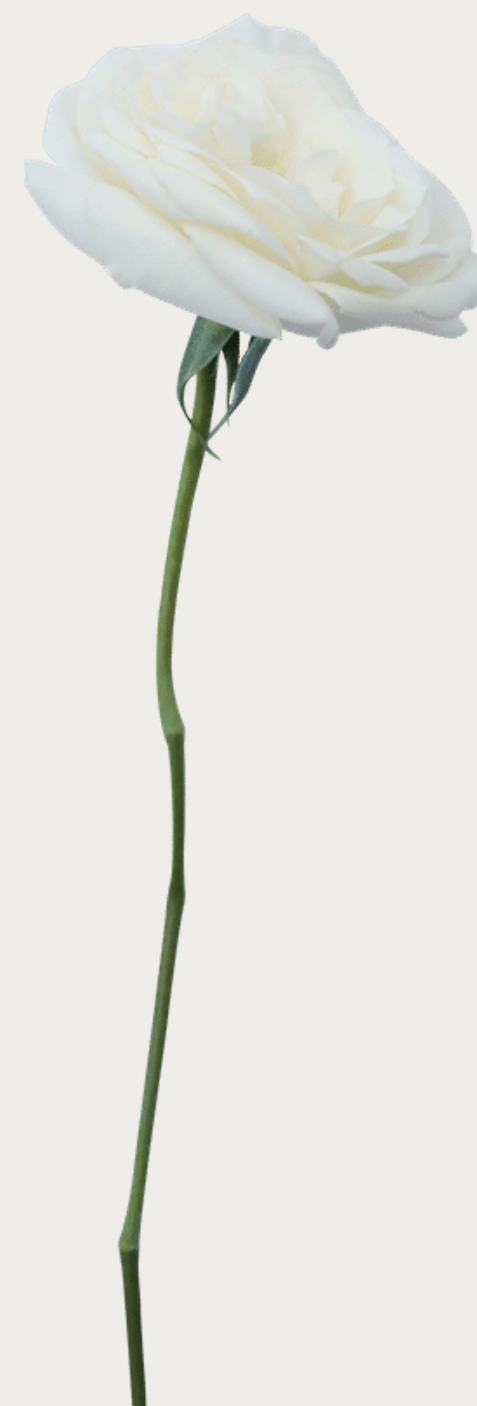
COUNTERTOP

CALLICO WHITE QUARTZZ

BEDROOM CHANDELIER

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

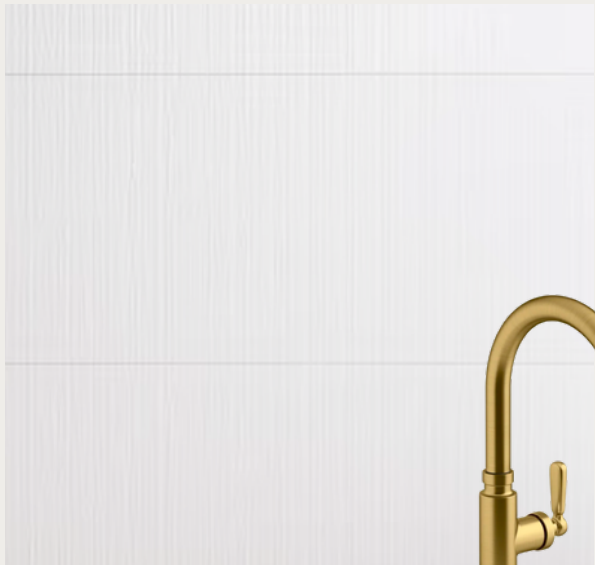
W/W
WILLIAMSON
WOODS
LUX



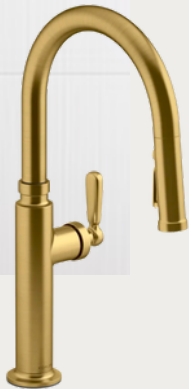
KITCHEN & DINING

LUX

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



BACKSPLASH



CABINET
HARDWARE



ISLAND
PENDANTS



FLOORING

COUNTERTOPS
KITCHEN: CALACATTA IDILLIO QUARTZ
SCULLERY: NERO MIST GRANITE



WALLS

DOORS

PAINT COLORS



DINING CHANDELIER

PRIMARY SUITE

LUX



INCLUDED APPLIANCES



KITCHENAID 24" BUILT-IN DISHWASHER



SHARP BUILT-IN MICROWAVE DRAWER

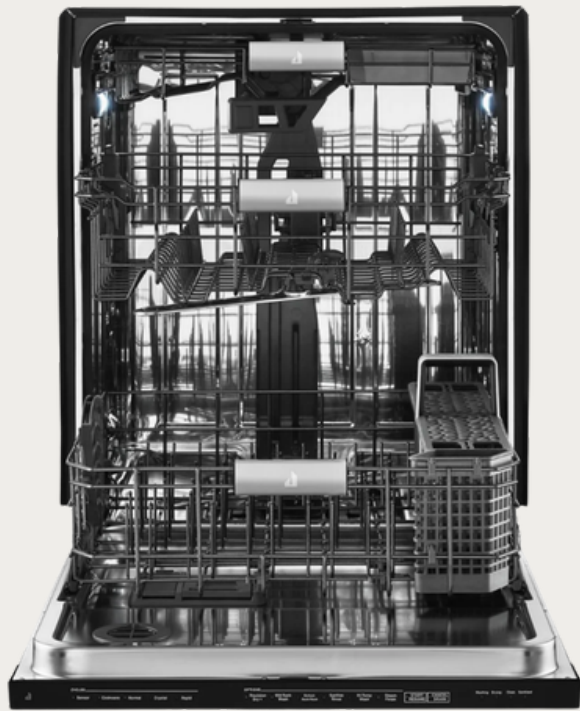


KITCHENAID 48" GAS RANGE WITH GRIDDLE



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





SITE MAP FOR REPRESENTATION ONLY

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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