



## INCLUDED FEATURES

### EXTERIOR FEATURES

- Elegant Traditional, Craftsman and Farmhouse Elevations w/ Brick Accents (per plan)
- Architecturally Controlled Exterior Color Schemes
- Covered Front Porch with Broom Finished Concrete
- Private Patio or Courtyard with Broom Finished Concrete Patio & Pine Straw
- Low Maintenance Ornamental Aluminum Fencing & Gate (per plan)
- Garage Completed with Drywall, Paint and Trim
- Limited Lifetime Warranted Fiberglass Architectural Shingles in Weathered Wood
- Low Maintenance Fiber-Cement Siding, Cornice & Trim
- Low Maintenance Carriage-Style Steel Insulated Garage Door(s) w Hardware, ½ hp Belt Drive Garage Door Opener and 2 Remotes
- Low Maintenance, Seamless Pre-Finished Painted Aluminum Gutters & Downspouts
- Professionally Landscaped & Irrigated Front & Rear Yard
- 2 Exterior Hose Bibs (per plan)
- 2 Exterior GFCI Outlets
- Reinforced Concrete Slab-on-Grade Foundation

- Pest Control Tubes & Termite Bait System
- Decorative Vinyl Raised Panel or Board & Batten Shutters (per plan)
- Super Paint Exterior Paint

### INTERIOR DESIGN FEATURES

- Smooth Finish Ceilings Throughout
- 36" Gas Vent Free Fireplace w/ Logs, Marble Surround, Full Mantle & Wall Switch (per plan)
- 3" Luxury Vinyl Plank Flooring in Foyer, Dining Room & Kitchen (per plan)
- 5" Base Moulding Throughout
- Designer Carpet in Various Color Selections
- Decorative Tile Floors in Owner's Bath, Guest Bath & Laundry
- Stainless Steel Lever Door Hardware
- Ventilated Shelving in all Closets
- Phone, Data and TV Cable Pre-Wired in Owner's Suite, Great Room & Study
- Ceiling Fan in Owner's Suite & Great Room
- Designer Lighting Package
- Smoke/Carbon Monoxide Detectors
- Attic Storage Accessed by Permanent Stairs
- Step Free Access & Wide Doorways



# INCLUDED FEATURES

## KITCHEN FEATURES

- Designer Kitchen w/ Island
- 36" Recessed Panel Maple Cabinets w/ Crown Moulding
- St. Cecilia Granite Countertops
- Designer Tile Backsplash
- Double Bowl Stainless Sink
- Stainless Pull-out Faucet
- Recessed Can Lighting
- Dishwasher, 30" Self-Cleaning Gas Range w/ Sealed Burners and Microwave Oven Over the Range
- 1/3 HP Garbage Disposal
- Oversized Pantry w/ Ventilated Tight Wire Shelving

## OWNER'S SUITE & BATHS

- Vaulted in Owner's Suite
- Oversized Walk-in Closet in Owner's Suite
- Tile Shower w/ Bench Seat, Low-Profile Curb & Shampoo Niche in Owner's Bath
- 80" Chrome Shower Door & Panels in Owner's Bath
- Designer Ceramic Tile Floors in Owner's Bath, Second Bath
- Maple Recessed Panel Vanity Cabinets with Cultured Marble Tops (all baths)
- 4" Spread Chrome Faucets (all baths)
- Raised, Elongated Toilets (all baths)
- Tub with Tile Shower Surround in Second Bath
- Raised-Height Vanities (all baths)

## ENERGY SAVERS

- Fiberglass Insulation (R-30 Ceiling, R-19 Vaults, & R-13 Walls)
- 80% AFUE Gas Heating & 14 SEER AC
- Digital Programmable Thermostats
- Double Pane Vinyl Low E Glass Windows
- 50 Gallon Gas Water Heater
- Hot Water Recirculating System
- Vented Soffits & Ridge Vent

## QUALITY ASSURANCE

- Homebuyer Quality Review Prior to Drywall
- Homebuyer Quality Orientation at Certificate of Occupancy
- 100% Complete Home Acceptance Prior to Closing
- 45 Day Warranty Walk-Through
- 11 Month Warranty Walk-Through
- Greater Atlanta Home Builders Homeowner Handbook
- One-Year Greater Atlanta Home Builders Association Warranty Program
- Termite Warranty - Repair & Treatment