



## INCLUDED HOME FEATURES

### EXTERIOR FEATURES

- Elegant Traditional & Craftsman Elevations with Brick Accents
- Rocking Chair Front Porch w/ Brick Surface (per plan)
- Decorative Shutters (per elevation)
- Architecturally Controlled Exterior Color Schemes
- Private Courtyard Retreat w/ Broom Finished Concrete Patio & Pine Straw (per plan)
- Brick & Aluminum Ornamental Fencing w/ 2 Gates
- Garage Completed with Drywall and Paint
- Limited Lifetime Warranted Fiberglass Architectural Shingles
- Low Maintenance Carriage-Style Steel Insulated Garage Door with 1/2 HP Belt Drive Garage Door Opener & Remotes
- Low Maintenance, Seamless Pre-Finished Aluminum Gutters & Downspouts
- Professionally Landscaped and Irrigated Front & Rear Yard
- Exterior Hose Bibs at Garage & Courtyard
- Exterior GFCI Outlets at Front, Courtyard & Rear
- Reinforced Concrete Slab-On-Grade Foundation
- Pest Control Tubes
- Termite Bait System
- Aluminum Half Screens for Ventilation (not on front)
- Super Paint Exterior Paint

### INTERIOR DESIGN FEATURES

- 10' Smooth Finished Ceilings on First Floor & 9' Smooth Finished Ceilings on Second Floor
- 2 Piece Crown Molding on First Floor: Foyer, Great Room, Hall, Kitchen, Dining, Study, Master on Main, Secondary Bedrooms & Bathrooms
- 5" Crown Molding on Second Floor: Loft, Office, Hall, Owner's Suite, Secondary Bedrooms and Bathrooms
- 7" Base Molding Throughout
- 42" Direct Vent Fireplace w/ Gas Logs, Marble Surround, Mantle & Wall Switch
- 5" Engineered Wood Plank Flooring in Foyer, Great Room, Dining Room, Powder Room, Study & Kitchen
- Designer Carpet in Various Color Selections
- Brushed Nickel Lever Door Hardware
- Continuous Slide Vented Shelving in Owner's Suite
- Phone/Data/TV Cable Pre-Wired (per plan)
- Ceiling Fan in Great Room, Owner's Suite & Loft
- Designer Lighting Package
- Smoke/Carbon Monoxide Detectors
- Laundry Base Cabinet w/ Solid Surface Countertop (per plan)
- Rocker Switches





## INCLUDED HOME FEATURES

### KITCHEN FEATURES

- Stainless Steel Appliances
- Designer Kitchen w/ Island
- 42" Designer Maple Cabinets w/ Crown Molding and Light Rail
- St. Cecilia Granite Countertops
- Designer Tile Backsplash
- Double Bowl Stainless Sink w/ Pull-Out Faucet in Stainless Steel
- Recessed Ceiling Lighting & Pendants Above Island
- Dishwasher, 36" Gas Cooktop w/ Sealed Burners and Oven/Microwave Wall Combination
- Stainless Steel Chimney Hood w/ Exterior Vent
- 1/3 HP Garbage Disposal
- Oversized Pantry w/ Tight Mesh Shelving

### QUALITY ASSURANCE

- Homebuyer Quality Review Prior to Drywall
- Homebuyer Quality Orientation at Certificate of Occupancy
- 100% Complete Home Acceptance, Day of 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

### OWNER'S SUITE & BATHS

- Trey Ceiling in Owner's Bedroom
- Walk-In Closet in Owner's Suite
- Tile Shower w/ Bench Seat, Low-Profile Curb & Shampoo Niche in Owner's Bath
- 80" Brushed Nickel Semi-Frameless Shower in Owner's Bath
- Designer Ceramic Tile Floors in Owner's Bath, Secondary Bath(s) & Laundry
- Designer Maple Vanity Cabinets w/ St. Cecilia Granite in Owner's Bath
- Designer Maple Vanity Cabinets w/ Designer Cultured Marble Tops in Secondary Baths
- Raised-Height Vanities (all baths)
- 8" Spread Brushed Nickel Faucets (all baths)
- Raised, Elongated Toilet (all baths)
- Tub w/ Tile Wall Surround in Secondary Baths

### ENERGY SAVERS

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