



STANDARD FEATURES

EXTERIOR DESIGN

- Farmhouse Elevations with Designer Color Palettes
- Masonry & Fiber Cement Siding with Batten & Band Accents per Plan
- Solid Wood Front Door with Glass
- Deadbolts on All Exterior Doors
- Architectural Roof Shingles w/ Metal Accents
- Professional Landscaping w/ Sodded Yards
- 2 Exterior Electrical Receptacles, Hose Bibbs & Flood Lights
- Continuous Aluminum Gutters & Downspouts

INTERIOR DESIGN

- 9' Ceilings Main and Upper Level
- 36" Quick Start Gas Ventless Fireplace w/ Gas Logs
- 5" Cove Mold Main Floor & Master Suite
- 7-1/4" Baseboards Main Floor and Master Suite; 5-1/4" Baseboards Remaining Areas
- 4" Flat Window and Door Casing Throughout
- Decorative Lever Interior Door Knobs and Handles
- Engineered Hardwood Flooring on main floor & upstairs hallway.
- Madison 1-Panel Interior Door
- Mud Room w/ Shelves and Coat hooks per Plan
- All Bedrooms & Family Room pre-wired for Ceiling Fans
- Laundry room with wall cabinets & Laundry sink.

GOURMET KITCHEN

- Bosch 36" Stainless Slide-in Gas Range
- Built-in Microwave
- Bosch 100 Series Dishwasher
- Custom Hood cabinet with exhaust fan vented to exterior.
- Custom Designed Cabinets with Overlay Doors
- Soft-close Doors & Drawers w/ Dovetail Joints
- Elongated Island w/ Breakfast Bar & 2 Pendant Lights Above
- Level 3 Quartz Solid Surface Countertops
- White Single Bowl Farm Sink w/ Apron Front
- Garbage Disposal
- Tile Backsplash
- Walk-in Pantry with Wood Shelves per Plan

TECHNOLOGY

- CAT-6 Media Outlet Pre-wire
- Pre-wire for Wireless Access Panel on Main & 2nd Floors
- USB / USBC phone charger outlet in kitchen.
- Pre-wired for Security System
- Fiber & Cable Ready Service Feeds
- Low Voltage Panels

PRIMARY BATH & CLOSETS

- Freestanding Tub and Faucet
- Custom Design Large Walk-in Ceramic Tile Shower w/ Frameless Glass Enclosure
- Level 1 Quartz Solid Surface Countertop, Double Vanities with Delta Plumbing Fixtures & Rectangle UM Sink
- Trimmed Wood Shelving in Separate His'n'Her Walk-in Closets per Plan

SECONDARY BATH

- Ceramic Shower Walls and Dry Area Floors
- Level 1 Quartz Solid Surface Countertop w/ Delta Plumbing Fixtures & Rectangle UM Sink

ENERGY SAVERS

- Low-E Dual Pane Energy Efficient Windows
- 14.3 SEER Efficient A/C systems w/ Heat Pump & Duct Sealant
- Duct Leakage Certification Test
- Blower door certification Test
- Wifi Digital Thermostats
- Low Flow Plumbing Fixtures
- Quick Recovery Gas 50 Gal Water Heater

WARRANTIES

- Greater Atlanta Homebuilders Association One-Year Builder Warranty with Homeowner Handbook
- Pre-occupancy Orientation Walk-Thru
- Manufacturer Warranties on all appliances, water heater and HVAC system
- Hardi-plank siding manufacturer's 30 year warranty
- Roofing manufacturer's 30 year warranty
- Delta Faucets Limited Lifetime Warranty
- One year renewable termite bond
- **One-Year, Two-Year, Ten-Year Structure Home Warranty**