

INCLUDED QUALITY FEATURES 55+ ACTIVE ADULT

Living Areas

Choice of premium wall-to-wall carpet and pad
5-1/4" baseboard throughout the home
Interior doors 6'8" with 2-1/4" casing
LVP flooring in foyer
Crown molding (per plan)
Open handrail with wood balusters (per plan)
One cable outlet

Kitchen & Breakfast Area

42" stained birch wall cabinets
3"x6" subway tile backsplash
Granite counter tops - 50/50 or 60/40 undermount sink or single basin
Garbage disposal
Pantry closet with 4 rows wire shelving
Energy Star® Appliances SS (5 burner range, dishwasher & microwave)
Designer single handle arctic stainless kitchen faucet w/ pullout sprayer
Wainscoting in dining room (per plan)
6 LED disc lighting
Recessed refrigerator ice maker hook-up
Full-lite exterior patio door
LVP flooring
One phone outlet

Owner's Suite & Bathroom

Carpet and pad in Owner's Suite
Spacious walk-in closets with one row of wire shelving
Low threshold tile shower with bench & two corner shelves
Crown molding in Owner's Suite (per plan)
Designer nickel faucet fixtures
Quartz vanity counter tops
Elongated commode
LVP flooring in bathroom and laundry
One cable & one phone outlet

Secondary Bathrooms

Fiberglass tub/shower combo
LVP flooring
Designer nickel faucet fixtures
Quartz vanity counter tops
Elongated commode

Builder Quality

Quality Builders Warranty Corporation - One year workmanship,
2 year systems & 10 years of structural coverage
Award winning home warranty department
Member of Greater ATL Home Builders Assoc.

Exterior Finishes

Quality exterior paint
Professional landscaping
Termite bait system
Tilt-in Easy Clean vinyl single hung windows
5" seamless gutter with down spouts
Board and Batten shutters per elevation
Fiber cement siding & trim
Brick or stone per elevation
3/4-lite front door
Zoned lawn irrigation system
Architectural 30 year roof shingle
Upgraded nickel designer door handle with deadbolt

Quality Features

Covered Gameday porch
9' ceilings at the 1st floor & 8' ceilings at the 2nd floor per plan
Designer brushed nickel finish lighting package
150 amp service
Ceiling fan in Great Room & Owner's Suite
Hardwired smoke detectors in every BR w/ battery back-up
Carbon monoxide detectors
Electric dryer outlet
Smart garage door opener with two remotes
Concrete front and back porch, driveways & sidewalks (slab only)*
Concrete front porch, driveways, sidewalks, and back wood deck (basement only)*
50 gallon water heater
3/4" tongue & groove - screwed & glued down sub floor
Fully engineered roof trusses & floors
36" ventless fireplace & wood log inserts
Quality interior paint

Energy Package

R-38 insulation blown in attic of living areas
R-13 wall insulation
R-19 insulation in vaulted living areas
14-SEER heating & air conditioning system (zoned)
Programmable thermostats (zoned per plan)
Low-E 366 High energy efficient windows
HVAC Blower door testing

*depending on floorplan

Revised August 2023