

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

Covered patio with ceiling fan
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
17-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 February 2023