

INCLUDED QUALITY FEATURES FARM HOUSE

Living Areas

Choice of premium wall-to-wall carpet and pad
5-1/4" baseboard throughout the home
2-panel interior door with 1"x4" door & window casing
Farm style newel & spindles
LVP flooring in foyer
Crown molding (per plan)
Open handrail with wood balusters (per plan)

Kitchen & Breakfast Area

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

Owner's Suite & Bathroom

Quality carpet and pad in Owner's Suite
Spacious walk-in closets with one row of wire shelving
Separate tub & fiberglass shower (per plan)
Crown molding in Owner's Suite (per plan)
Designer nickle faucet fixtures
Quartz vanity counter tops
Elongated commode
LVP flooring in bathroom and laundry

Secondary Bathrooms

Fiberglass tub/shower combo
LVP flooring
Designer nickle faucet fixtures
Quartz vanity counter tops
Elongated commode
Pedestal sink & framed mirror in powder room

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

Upgraded nickel designer door handle with deadbolt
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

Quality Features

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 heaters
3/4" tongue & groove - screwed & glued down sub floor
Fully engineered roof trusses & floors
36" vent less 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 2024