

# Signature Plan Series

## (LEVEL IV SPEC SERIES)

### INCLUDED FEATURES

#### Living Areas

- Choice of premium Shaw® wall-to-wall carpet w/6 lb. pad
- Two coats of Sherwin Williams Paint® on interior walls with smooth white ceilings
- 5 1/4" baseboard at 1<sup>st</sup> floor & 5-1/4" at the 2<sup>nd</sup> floor
- Interior doors 8' Cambridge at the 1<sup>st</sup> floor, 6'8" at the 2<sup>nd</sup> floor with RB3 casing with Lever door hardware, nickel finish
- 5" pre finished hardwood flooring at the Foyer, Kitchen/Breakfast Room, Dining Room, Mud Room, Keeping Room, Master Bedroom with Closet and Powder Room
- Dining room judges paneling with 2 piece chair rail
- 7" Crown molding at Foyer, Dining Room, Family Room and Living Room
- 42" direct vent fireplace with Level 2 marble surround at Family Room
- 36" wood burning fireplace with stone surround and stone mantel at Keeping Room
- Built in bookcase at Family Room
- Stained Red Oak treads with Painted Riser

#### Kitchen and Breakfast Areas

- Legacy™ 42" stained maple wall cabinets with full overlay, cabinet crown molding and Level 2 cabinet hardware
- 7" Crown molding at Kitchen, Breakfast and Keeping Room
- Level 1 Granite - apron under mount stainless steel sink with Mohawk® Level 2 Tile backsplash
- 1/3 Horsepower garbage disposal
- Built In Pantry closet shelves
- KitchenAid® stainless steel appliances – Double oven, 36" gas cooktop, canopy hood, dishwasher and microwave in island
- Moen® pullout Nickel kitchen faucet
- Recessed refrigerator ice maker hook-up
- Full-lite exterior patio door
- 6 – 6" Recess Can Lights

#### Master Suite and Bathroom

- Spacious walk-in closets with laminated closet system
- Mohawk® Level 2 tile shower and tile surround at bath tub deck and skirt
- Mohawk® Level 2 tile flooring
- Moen® 8" spread nickel faucet fixtures
- Level 1 granite vanity countertops with framed mirror
- Elongated Comfort Height toilet
- Frameless shower enclosure

#### Secondary Bathrooms

- Steel tub with Mohawk® Level 2 tile wall surround
- Mohawk® Level 2 tile floors
- Moen® 4" spread nickel faucet fixtures
- Level 1 granite vanity countertops
- Elongated toilet
- Pedestal sink and decorative oval mirror in powder room

#### Builder Quality

- 2-10 Home Buyer Warranty
- One year workmanship and material warranty
- Member of the Greater Atlanta Home Builders Assoc.
- Certified Professional Home Builder

#### Exterior Finishes

- Professional landscaping package and zoned irrigation up to 5 zones
- Termite spray system
- Vinyl double hung SDL windows - front windows 4 over 1 lite pattern with clear over clear on sides and rear
- 5" seamless gutters with down spouts
- Board and Batten shutters (per plan)
- James Hardie® fiber cement siding
- Brick or stone per elevation
- 8 ft Solid Wood Stained 3 lite front door with shelf, (2) 10 inch side lites with handleset
- Exterior Lighting – Up lighting

#### Quality Features

- 10 ft ceilings at the first floor, 9 ft ceilings at the second floor
- Designer Nickel finish lighting package
- Laundry Room base cabinet with Level 1 granite and cabinets above the washer and dryer
- Television jacks – Family Room, Master Bedroom & Secondary Bedrooms
- Telephone jacks – Master Bedroom, Family Room and Kitchen
- 200 amp service
- Pre-wired with ceiling fans - Family Room and Master Bedroom and all secondary bedrooms
- Hardwired smoke detectors in every bedroom w/battery back-up
- Carbon monoxide detectors
- Electric dryer hook up
- 2 car garage with 3<sup>rd</sup> car carriage garage (per lot fit)
- Carriage Style Insulated Steel garage door with strap and hinges with opener
- Concrete front porches, driveways and sidewalks
- (2) 50 gallon water heaters
- 3/4" tongue and groove - screwed and glued down sub floor
- Fully engineered roof and floors
- Architectural shingles - manufacturer's 30 yr. warranty
- Metal Roof porches
- Pestban® in wall pest treatment system

#### Energy Package

- R-30 insulation blown in attic of living areas
- R-13 wall insulation
- R-19 insulation in vaulted living areas
- 14-SEER with 90% AFUE furnace air conditioning system,
- Programmable thermostats (zoned per plan )
- Energy Star® Appliances
- Energy efficient windows
- Blower door testing

Features, details, and final decisions to be decided by Kerley Family Homes. This is for information purposes only. Please contact onsite agent for details regarding availability, lots, & options. Updated 5/1/18