

# VILLA SERIES

## INCLUDED FEATURES



### Kitchen and Breakfast Areas

- 42" stained wall cabinets with 2" cabinet crown molding
- Cabinet Hardware
- Granite Countertops with 50/50 under mount stainless steel sink
- 1/3 Horsepower garbage disposal
- Pantry closet with 5 rows wire shelving
- Stainless steel appliances –Range, microwave and dishwasher
- Designer Single Handle Brushed Nickel kitchen faucet
- Recessed refrigerator ice maker hook-up
- LED Flush mount Lights (per plan)
- Pendant Lights in Kitchen (per plan)
- Full-lite exterior patio door

### Living Areas

- Choice of premium wall-to-wall carpet w/5 lb. pad
- Sherwin Williams Paint on interior walls with smooth ceiling
- 3-1/4" baseboard throughout the home
- Interior doors 6'-8" Cambridge with 356 casing
- 5" plank prefinished hardwood flooring at foyer, entry, Kitchen, Dining and Family Room.
- Foyer 5" 1 piece Crown molding and Shadow Boxes with 1 piece chair rail

### Master Suite and Bathroom

- Spacious walk-in closets with 1 row of wire shelving
- Separate tub and shower (per plan)
- Tile Shower
- Tile flooring
- LED Flush Mount light over shower
- Designer Brushed Nickel faucet fixtures
- Designer Brushed Nickel Towel bar, towel ring, tissue holder and robe hook.
- Raised height vanities
- Cabinet Hardware
- Cultured Marble vanity countertops with rectangular under mount bowls
- Elongated toilet

### Secondary Bathrooms

- Fiberglass tub/shower combo
- Vinyl flooring
- Designer Brushed Nickel faucet fixtures
- Cultured marble vanity countertops with rectangular under mount sink
- Designer Brushed Nickel towel ring, tissue holder and robe hook.
- Cabinet Hardware
- Raised Height Vanities
- Elongated toilet
- Pedestal sink and decorative oval mirror in powder room (per plan)

### Exterior Finishes

- Professional landscaping package
- Vinyl single hung windows
- 5" seamless gutters with down spouts
- Panel shutters
- Fiber cement siding
- Brick or stone per elevation
- Wood 6 panel front door
- Metal Roof accents
- Dog ear Fence
- Deck with pressure treated pine (per plan)

### Quality Features

- 9 ft ceilings at the terrace level and first floor, 8 ft ceilings at the second floor
- Designer Villa Lighting package
- Smart Tube w/raised outlet in Family Room and Master Bedroom
- 2 television jacks – Family Room and Master Bedroom
- 1 telephone jacks – Family Room
- 150 amp service
- Ceiling fans - Family and Master Bedroom. Braced and Prewired in all secondary bedrooms.
- Hardwired smoke detectors in every bedroom w/battery back-up
- Carbon monoxide detectors
- Electric dryer hook up
- 2 car garage
- Stamped steel garage door with opener
- Treated Wood front porches with handrails.
- 50 gallon water heater
- 3/4" tongue & groove - screwed & glued down sub floor
- Fully engineered roof and floors
- 30 year Architectural Shingles
- Concrete Driveways, porches and sidewalks
- Pestban® in wall pest treatment system
- Wireless Access Point

### Energy Package

- R-38 insulation blown in attic of living areas
- R-13 wall insulation
- R-30 Fiberglass Batt insulation in vaulted living areas
- 14-SEER heating and air conditioning system,
- Programmable thermostats (zoned per plan)
- Energy Star® Appliances
- Energy efficient windows
- Blower door testing

### Builder Quality

- Homeowner Warranty 1-2-10
  - One year workmanship & material warranty
  - Two year Systems warranty
  - Ten year Structural warranty
- Member of the Greater Atlanta Home Builders Assoc
- Certified Professional Home Builder

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