

# GEORGIAN SERIES

## INCLUDED FEATURES



### Kitchen and Breakfast Areas

- 36" stained wall cabinets with 2" cabinet Crown molding
- Granite countertops – with 50/50 stainless steel undermount sink
- 1/3 Horsepower garbage disposal
- Pantry closet with 5 rows wire shelving
- Stainless appliances - range, microwave and dishwasher
- LED Flush mount Lights (per plan)
- Cabinet Hardware
- Designer single handle Brushed nickel finish kitchen faucet with pullout sprayer
- Recessed refrigerator ice maker hook-up
- Exterior patio door

### Living Areas

- Choice of premium wall-to-wall carpet w/5 lb. pad in Family Room, Dining Room, Stairs and Bedrooms.
- Sherwin Williams Paint on interior walls with smooth ceiling
- 3-1/4" baseboard throughout the home
- Laminate Plank flooring at foyer, entry
- Chair rail with shadow boxes (per plan)

### Owner Suite and Bathroom

- Spacious walk-in closets with 1 row of wire shelving
- Separate tub and fiberglass shower (per plan)
- Tile Tub Surround
- Vinyl Flooring
- Cabinet Hardware
- Designer Brushed Nickel Faucet fixtures
- Designer Brushed Nickel Towel bar, Towel Ring, Tissue holder and robe hook
- Raised height vanities
- Cultured marble vanity countertops
- Elongated toilet

### Secondary Bathrooms

- Fiberglass tub/shower combo
- Vinyl flooring
- Designer Brushed Nickel Faucet fixtures
- Designer Brushed Nickel Towel Ring, and Tissue holder
- Raised height vanities
- Cultured marble vanity countertops
- 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
- Rear Deck/Patio (size may vary per plan, per lot)
- 6-Panel front door

### Quality Features

- 9 ft ceilings at first floor, 8 ft ceilings at second floor
- Designer Georgian Series lighting package
- Smart Tube with raised outlet in Family Room & Owner Suite
- 2 television jacks – Family Room & Owner Suite
- 1 telephone jacks per plan
- 150 amp service
- Ceiling fans – Family and Owner Suite
- Ceiling Fans Braced and prewired in 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
- Concrete front porches, driveways
- 50 gallon water heaters
- 3/4" tongue & groove - screwed & glued down sub floor
- Fully engineered roof and floors
- 3 Tab - 25 year asphalt Roof Shingle
- Pestban® in wall pest treatment system

### Energy Package

- R-38 insulation blown in attic of living areas
- R-13 wall insulation
- R-30 Fiberglass Batt insulation in vaulted living areas
- 15-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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