



## DISTINCTIVE INTERIORS

- Exquisite trim package which includes:
  - One-piece 7" crown moulding in foyer, family room and upstairs hall; 7" crown moulding in living room, dining room, powder room or 1<sup>st</sup> floor bath (per plan) and owner's suite.
  - 7" speed base moulding on 1<sup>st</sup> floor
  - Picture frame moulding & two-piece chair rail in dining room
  - Howe casing on 1<sup>st</sup> floor and on 2<sup>nd</sup> floor
- Soaring two-story foyers (per plan)
- 8' interior doors on 1<sup>st</sup> floor
- 10' ceiling height on 1<sup>st</sup> floor
- 3 1/4" Site-finished oak hardwood flooring in kitchen, keeping room (per plan), breakfast room, foyer & powder room/1<sup>st</sup> floor bath, dining room, 1<sup>st</sup> floor hallway (per plan)
- Plush wall-to-wall 32 oz. carpeting
- Wood cased openings (per plan)
- Stained open oak/pine hybrid treads with oak hand rail and wrought iron balusters (per plan)
- Choice of four interior smooth-panel door styles
- 42" direct vent gas fireplace and granite surround with custom mantel
- Smart tube installed above the family room fireplace with electrical outlet
- *Paint-grade built-ins on both sides of fireplace in family/grand room per plan*
- Security system prewire
- Rough-in electric and bracing for future fans at all bedrooms, study/office and family room
- (3) "Cat-5" phone locations and up to (6) "RG-6" cable locations
- Generous lighting selection allowance
- Two-tone trim & wall paints in your choice of designer selections
- Callan<sup>®</sup> satin nickel door hardware
- Owner's suite with cozy sitting area (per plan) and dramatic tray ceilings

## GOURMET KITCHENS

- Raised-panel stained cabinets with crown moulding
- Granite countertops
- *GE<sup>®</sup> stainless steel appliance ensemble featuring double ovens, 36" gas cooktop, vent hood, built-in dishwasher and Sharp<sup>®</sup> microwave drawer.*
- Ice-maker hookup for refrigerator
- 50/50 stainless steel double-bowl undermount sink with Moen<sup>®</sup> faucet
- Ceramic tile backsplash
- Convenient breakfast bar or island (per plan)
- Oversized walk-in pantry (per plan)
- Recessed can lighting (per plan)

## LUXURIOUS SPA BATHS

- Soaring 11' ceilings in owner's suite bath
- Dual raised vanities in owner's suite (per plan)
- Raised panel stained cabinets in owner's suite with level one granite countertops
- 8" spread faucets in owner's suite & 1<sup>st</sup> floor bath
- Acrylic garden tub in owner's suite
- Glass & chrome enclosed shower in owner's suite
- 12" X 12" ceramic tile floors and shower surrounds in owner's suite & secondary baths
- *Level one granite 1<sup>st</sup> floor bath & owners bath*
- Moen<sup>®</sup> chrome plumbing fixtures in all baths
- Upgraded Sterling<sup>®</sup> elongated water closets

## ENERGY-ENGINEERED FEATURES

- 14 S.E.E.R. dual heating/cooling system
- Programmable thermostat for each heating/cooling system on 1<sup>st</sup> and 2<sup>nd</sup> floors
- 50-gallon electric water heater
- Insulated exterior doors
- *Insulated vinyl Low E windows with tilt-out sash*
- Exterior caulking around all doors & windows
- *R-30 blown insulated ceilings; R-13 in walls; R-30 in vaults*
- Full OSB sheathing and house wrap
- Sealed openings for pipes and wiring to prevent air infiltration
- Ridge vents (attic ventilation)
- TechShield roof sheathing

## AUTHENTIC EXTERIORS

- Architecturally controlled, professionally designed exteriors with varied materials
- Carriage-style garage doors with automatic door openers
- *Gas lantern in front yard*
- *Driveway and front walk are sand set pavers*
- Hardi-soffit overhangs
- *Metal front porch roof*
- Metal eyebrows & Queen Anne returns
- *Landmark<sup>®</sup> 30 yr roof shingles*
- Wood-grained FiberClassic<sup>®</sup> front entry door
- Single-cylinder deadbolts on exterior doors
- Grids between glass on front windows (per plan)
- Professionally designed landscaping with sod in front, side and rear yards (rear to approx 20 ft. from house) with irrigation
- *Brick pavers on front porch (per plan)*
- Two exterior hose bibs

## QUALITY CONSTRUCTION

- Six scheduled meetings with Project Manager:
  - Pre-Construction Conference (PCC)
  - Pre-Drywall Orientation (PDO)
  - Pre-Settlement Orientation (PSO)
  - Final Sign Off (FSO)
  - Post-Closing Review (PCR)
  - Final Warranty Review (FWR)
- One-year limited warranty program
- Ten-year structural warranty
- Foundation and framing inspections by an independent structural engineer
- Engineered floor systems with Advantech<sup>®</sup> sub flooring
- Durock behind tiled surfaces in wet areas
- Termite treatment

*Peachtree Residential in its sole discretion, reserves the right to modify and change these features. This brochure is for information only and is not part of a legal contract. Subject to changes, errors and omissions. 10/29/15*

