

DISTINCTIVE INTERIORS

- Exquisite trim package which includes:
-One-piece 5" crown moulding in foyer, family room and upstairs hall; 5" crown moulding in living room, dining room, powder room or 1st floor bath (per plan) and owner's suite.
-7" speed base moulding on 1st floor
-Picture frame moulding & two-piece chair rail in dining room
-Howe casing on 1st floor and Colonial "445" on 2nd floor
- Soaring two-story foyers (per plan)
- 8' interior doors on 1st floor
- 10' ceiling height on 1st floor
- Site-finished oak hardwood flooring in kitchen, keeping room (per plan), breakfast room, foyer & powder room/1st floor bath, dining room, 1st 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 fireplace with gas starter and granite surround with custom mantel
- Smart tube installed above the family room fireplace with electrical outlet
- 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[®] 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[®] stainless steel appliances featuring 36" 5 burner gas cooktop, vent hood vented to outside, 30" single convection oven, separate 30" microwave, and built-in dishwasher.
- Ice-maker hookup for refrigerator
- 50/50 stainless steel double-bowl undermount sink with Moen[®] 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 cultured marble countertops
- 8" spread faucets in owner's suite & 1st 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 1st floor bath
- Moen[®] chrome plumbing fixtures in all baths
- Upgraded Sterling[®] elongated water closets

ENERGY-ENGINEERED FEATURES

- 14 S.E.E.R. dual heating/cooling system
- Programmable thermostat for each heating/cooling system on 1st and 2nd 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-38 blown insulated ceilings; R-15 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 and four sides architecture per plan
- Carriage-style garage doors with automatic door openers
- 3 car garage
- Concrete-finished driveway
- Hardi-soffit overhangs
- Metal front porch roof
- Metal eyebrows & Queen Anne returns
- Landmark[®] 30 yr roof shingles
- Wood-grained FiberClassic[®] 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)
- Concrete front porch
- 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[®] 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. 10/6/15

