



CANTON STREET

COMMONS

CITY HOMES

SOVEREIGN INTERIORS

- Exquisite trim package which includes:
 - One piece 7" crown moulding in the kitchen-keeping rm, breakfast rm., (per plan), family rm., foyer, study, dining rm., 1st floor hall, second floor hall, & powder room/1st floor bath.
 - Owner's suite to have 7" crown & 5" crown in tray (per plan)
 - 7 1/4" base moulding on 1st floor & 2nd floor
 - Howe casing on 1st floor and 2nd floor
- Soaring two-story foyers (per plan)
- 10' 1st and 2nd Floor Ceiling Heights
- 8' 1st floor interior doors
- Choice of 3 1/4" Site-finished oak hardwood flooring or 5" Level 1 prefinished engineered hardwood in kitchen-breakfast rm., keeping rm. (per plan), dining rm., study/living rm, family rm., foyer & powder room/1st floor bath (per plan)
- Plush wall-to-wall 32 oz. carpeting
- Level 1 granite vanity tops in powder rm. /1st floor bath w/ 8 inch spread Moen faucet
- Level 1 granite vanity tops in secondary bathrooms
- Level one tile in laundry rm.
- Wood cased openings (per plan)
- Stained open oak treads with oak hand rail & iron balusters on main staircase
- Choice of four interior smooth-panel door styles- 8' interior doors 1st floor
- 42" Direct Vent fireplace with granite surround with custom mantel
- Smart tube with electrical outlet above fireplace in family room
- Security system pre-wire
- Rough-in electric and bracing for future fans at all bedrooms, study/office and family room
- (6) "Cat-5" phone locations and up to (6) "RG-6" cable locations
- Generous lighting selection contribution
- 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
- Built-in Drop Zone (per plan)
- Laundry sink in cabinet w/level 1 granite top

GOURMET KITCHENS

- Flat-panel stained or painted cabinets with crown moulding and Soft Close doors & drawers
- Level 3 granite countertops
- KitchenAid stainless steel appliances featuring 36" vented hood to outside, 36" 5 burner gas cook top, built-in dishwasher, and 30" double oven with separate (Sharp) microwave drawer.
- Ice-maker hookup for refrigerator
- 50/50 stainless steel double-bowl undermount sink with Moen® faucet
- Ceramic tile backsplash including subway tile
- Convenient breakfast bar or island (per plan)
- Oversized walk-in pantry (per plan)
- Recessed can lighting (per plan)

LUXURIOUS SPA BATHS

- Dual raised vanities in owner's suite (per plan)
- Flat panel stained cabinets in owner's suite with level 3 granite vanity tops with 8 inch spread Moen faucets & white undermount bowl
- Semi-frameless shower doors in owner's suite
- 12 X 24 ceramic tile floors in owner's suite
- 12 x 12 tile shower surrounds in owner's suite & secondary baths
- Moen® chrome plumbing fixtures in all baths
- Upgraded Sterling® elongated water closets
- Level 1 granite vanity tops in secondary baths

ENERGY-ENGINEERED FEATURES

- 14 S.E.E.R. dual heating/cooling system
- Programmable thermostat for each heating/cooling system on 1st and 2nd floors
- 75 gallon gas water heater with recirculating pump and one inch main water line
- 300 amp electrical service
- Insulated exterior doors
- Silver Line by Anderson single hung Low E Vinyl Windows
- Exterior caulking around all doors & windows
- R-30 blown insulated ceilings; R-13 in walls; R-30 in vaults and finished space over garages
- Full OSB sheathing and house wrap
- Sealed openings for pipes and wiring to prevent air infiltration
- Ridge vent (attic ventilation)
- Tech Shield to Roof

AUTHENTIC EXTERIORS

- Two car front entry garage
- Architecturally controlled, professionally designed exteriors with varied materials including brick sides and rear .
- Carriage-style garage doors with automatic door openers
- Brick pavers on front porch
- Concrete-finished driveway
- James Hardi-soffit overhangs
- Painted metal eyebrows & Queen Anne returns
- Landmark® 30 yr roof shingles
- Choice of Two Meranti craftsmen mahogany front entry door
- Single-cylinder deadbolts on exterior doors
- Simulated divided light (SDL) between glass on front windows (per plan)
- Shutter dogs & hinges on front elevation
- Private, gated courtyard entry
- Professionally designed landscaping with sod in front and rear yards (per landscape plan)
- Professionally designed side courtyard landscaping (per landscape plan)
- Two exterior hose bibs
- Irrigation system
- Lawn Maintenance is HOA included
- Patio (per homesite)
- 5" Ogee Gutters with 4" Round Downspouts

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 Properties, 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. 3/27/18