



CANTON STREET

COMMONS
Townhomes
(Lots 1-6)

DISTINCTIVE INTERIORS

- Exquisite trim package which includes: 7" cove crown molding in foyer, kitchen, breakfast, dining room, family room, powder room, main floor hallway, 5" cove crown in second floor hallway, owner's bedroom (per plan)
7" base molding on main level and owner's suite, 5" base molding on bedroom level & lower level
1"x4" casing on main and second level
- 5" prefinished hardwood flooring in kitchen-breakfast room, foyer, dining room, family room, powder room, mud room and lower level & upper level halls.
- Plush wall-to-wall level 2 carpeting
- Level one tile in laundry room
- Wood cased openings (per plan)
- Stained oak treads (per plan) with oak hand rail and metal balusters and hardwood landings
- Choice of three interior smooth-panel door styles - 8' on main and 6'8" lower and bedroom levels
- 42" direct vent fireplace with granite surround and custom mantel
- Painted built-in cabinets in family room (per plan)
- 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, and family room
- (3) "Cat-5" phone locations
- (4) "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 tray ceilings
- Main level and upper level ceiling heights are 10'.
- Home is constructed "Elevator Ready", actual elevator is optional

GOURMET KITCHENS

- Flat – panel luxury stained or painted cabinets to ceiling with crown moulding and soft close drawers
- Level one granite countertops
- All Kitchenaid® stainless steel appliances featuring recirculating 36" vent hood, 36" 5 burner gas cooktop, 30" single convection oven, with separate 30" microwave and built-in dishwasher.
- Ice-maker hookup for refrigerator
- Stainless steel single-bowl under mount sink with Moen® faucet
- Ceramic tile backsplash
- Oversized island (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 one granite vanity tops with 8 inch spread Moen faucets
- Oversized shower with seat
- Semi-frameless shower doors in owner's suite
- Framed level one mirrors in owner's suite
- 12 X 12 ceramic tile floors and shower surrounds in owner's suite & secondary baths.
- Moen® chrome plumbing fixtures in all baths
- Upgraded Sterling® elongated water closets
- Level I Granite vanity tops in Secondary Baths

ENERGY-ENGINEERED FEATURES

- Fire sprinkler system
- 14 S.E.E.R. dual heating/cooling system
- Programmable thermostat for each heating/cooling system on 1st and 2nd floors
- 55-gallon electric water heater with recirculating pump
- Insulated exterior doors
- 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 R-19 in floors in finished space over garages
- Full OSB sheathing and house wrap
- Sealed openings for pipes and wiring to prevent air infiltration
- Ridge vents (attic ventilation)

AUTHENTIC EXTERIORS

- Four sides Brick or Stone or mixed materials (per plan)
- Architecturally controlled, professionally designed exteriors with varied materials
- Brick pavers on the front porch
- Two car rear entry garage with metal carriage-style 8' garage doors with automatic door openers
- Concrete-finished driveway
- Hardi-soffit overhangs
- Metal eyebrows & Queen Anne returns
- Landmark® 30 yr roof shingles
- Choice of Two Meranti Mahogany eight foot front door
- Single-cylinder deadbolts on exterior doors
- SDL (simulated divided light) windows on front of home
- Shutter dogs on front elevation (per plan)
- Professionally designed landscaping with irrigation system
- Wood decks
- Two exterior hose bibs
- 5" Ogee gutters with 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
- Fire sprinkler system
- Engineered floor systems with Advantech sub flooring
- Durock behind tiled surfaces in wet areas
- Termite treatment

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