

# Duke

## RESERVE

### DISTINCTIVE INTERIORS

- Exquisite trim package which includes:
  - 7" crown moulding in foyer, kitchen, breakfast, dining room, family room, powder room, first and second floor hallways, owner's suite, and sunroom (per plan)
  - 7" base moulding on main level
  - 5" base moulding on second floor
  - Two-piece chair rail in dining room
  - Howe casing on main and second level
- Soaring two story foyer
- 5" pre-finished hardwood flooring in kitchen-breakfast room, foyer, dining room, family room, powder room, and sunroom (per plan)
- Level two plush wall-to-wall carpeting
- Level one tile in laundry room
- Wood cased openings (per plan)
- Stained open oak treads with oak hand rail and metal balusters from main to second level
- Choice of four interior smooth-panel door styles – 6'8" height first and 2nd floor
- 42" direct vent fireplace with granite surround and custom mantel
- Painted built-in cabinets in family room (Optional)
- 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
- (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 ceiling heights are 10', upper level ceiling heights are 9' or 10' (per plan).

### GOURMET KITCHENS

- Luxury stained or painted cabinets with crown moulding and cabinet soft close drawers & doors
- Level one granite countertops
- Whirlpool 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)
- Stained cabinets in owner's suite with level one granite vanity tops with 8 inch spread Moen faucets
- Oversized shower with seat
- Garden tub in owner's suite
- Frameless shower door 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

### 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 gas water heater with recirculating pump
- 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 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, stone, or mixed materials (per plan)
- Architecturally controlled, professionally designed exteriors with varied materials
- Brick pavers on the front porch
- Two car 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*
- Meranti 6'8" 8 Lite Bev front entry door (per plan)
- Single-cylinder deadbolts on exterior doors
- SDL (simulated divided light) windows on front of home
- Shutters on front elevation (per plan)
- Professionally designed landscaping with irrigation system
- Fenced rear yard per home site – 4' aluminum fence with gate
- Poured concrete patios per plan
- Two exterior hose bibs per unit

### 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. 9/7/18*