



Cherry Tree Crossing  
Farmhouse

### DISTINCTIVE INTERIORS

- Exquisite trim package which includes:  
-Craftsman molding S4S by WindsorOne
- Soaring two-story foyers (per plan)
- 5" pre-finished oak hardwood flooring in dining, family room, kitchen, keeping room (per plan), breakfast room, foyer & powder room/1<sup>st</sup> floor bath (per plan)
- Level two plush wall-to-wall carpeting
- Oak hand rail and 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 family room fireplace with electrical outlet
- Rough-in electric and bracing for future fans at all bedrooms,
- (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
- Gorgeous vinyl flooring in laundry and secondary baths

### GOURMET KITCHENS

- LifeArt stained or painted cabinets with crown molding, soft close and dove tail drawers
- Granite countertops
- Whirlpool stainless steel appliances featuring 36" vented hood to outside, 36" 5 burner gas cooktop, 30" single convection oven with separate 30" microwave and built-in dishwasher.
- Ice-maker hookup for refrigerator
- 50/50 stainless steel double-bowl under mount 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 OWNER SUITE SPA BATHS

- Soaring ceilings
- Dual raised vanities in owner's suite (per plan)
- Raised panel stained cabinets in owner's suite with cultured marble countertops
- Acrylic garden tub in owner's suite
- Glass & chrome enclosed shower in owner's suite
- 12" X 12" ceramic shower surrounds in owner's bath
- 12" X 12" ceramic tile floors in owner's bath
- Moen<sup>®</sup> chrome plumbing fixtures in all baths
- Upgraded elongated water closets

### ENERGY-ENGINEERED FEATURES

- High efficiency dual heating/cooling system by Carrier
- 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-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 vent (attic ventilation)

### AUTHENTIC EXTERIORS

- *Architecturally controlled, professionally designed Farmhouse exteriors*
- Carriage-style garage doors with automatic door openers
- *3 car garage- 2 car side entry with tandem garage with substantial storage*
- Concrete-finished driveway
- Hardi-soffit overhangs
- *30 yr Landmark dimensional roof shingles*
- Wood-grained FiberClassic<sup>®</sup> front entry door
- Single-cylinder deadbolts on exterior doors
- Professionally designed landscaping with sod in front
- Two exterior hose bibs
- *12' x 14' concrete patios/ wood deck per builders discretion*

### 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 10/09/19*

