

## 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 1<sup>st</sup> floor bath (per plan) and owner's suite.  
-7" speed base moulding on 1<sup>st</sup> floor  
-Picture frame moulding & two-piece chair rail in dining room  
-Howe casing on 1<sup>st</sup> floor and Colonial "445" on 2<sup>nd</sup> floor
- Soaring two-story foyers (per plan)
- 8' interior doors on 1<sup>st</sup> floor
- 10' ceiling height on 1<sup>st</sup> floor
- Site-finished oak hardwood flooring in kitchen, keeping room (per plan), breakfast room, foyer & powder room/1<sup>st</sup> floor bath, dining room, 1<sup>st</sup> floor hallway (per plan)
- Level 2 plush wall-to-wall carpeting
- Wood cased openings (per plan)
- Stained oak treads with painted risers & oak hand rail and wrought iron balusters (per plan on main floor)
- Upgraded Newel posts
- 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
- 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<sup>®</sup> satin nickel door hardware
- Owner's suite with cozy sitting area (per plan) and dramatic tray ceilings
- Vaulted ceiling bedroom #2
- Spacious bonus room per plan

## GOURMET KITCHENS

- 42" Raised-panel stained cabinets with crown moulding with 36" staggered
- Granite countertops level 1
- *Whirlpool 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<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 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 level 1 granite countertops
- 8" spread faucets in owner's suite & 1<sup>st</sup> 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 1<sup>st</sup> floor bath*
- Moen<sup>®</sup> chrome plumbing fixtures in all baths
- Upgraded Sterling<sup>®</sup> elongated water closets

## ENERGY-ENGINEERED FEATURES

- 14 S.E.E.R. Carrier dual heating/cooling system
- 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
- Energy envelope sealed openings for pipes and wiring to prevent air infiltration
- Ridge vents (attic ventilation)
- Stick built roof
- TechShield roof sheathing

## AUTHENTIC EXTERIORS

- Architecturally controlled, professionally designed exteriors with varied materials and *four sides architecture per plan*
- 3 car garage
- 8' Carriage-style garage doors with automatic door openers
- Concrete-finished driveway
- Hardi-soffit overhangs
- *Metal front porch roof*
- Metal eyebrows & Queen Anne returns
- *Landmark<sup>®</sup> Lifetime Designer Shingles*
- Wood-grained FiberClassic<sup>®</sup> front entry door
- Single-cylinder deadbolts on exterior doors
- Grids between glass on front windows (per plan)
- Professionally designed landscaping with fescue 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<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. 7/26/17*



**The Builder Who Listens**