

# The Summit at RIVER RUN

## Townhomes

### DISTINCTIVE INTERIORS

- Generous designer allowance
- Exquisite trim package which includes:  
-two piece 5" crown moulding in foyer, family, dining room, powder room, kitchen and breakfast room, 5" crown moulding owner suite tray ceiling, -5 1/4" base moulding on main level  
-Howe casing on main level; Colonial "445" casing on terrace level and upper level  
-Or a Classic Package of Craftsman trim
- Soaring foyer
- Hardwood flooring in kitchen, foyer, front stairs, powder room, lower level bedroom, and mudroom
- Oak treads from 1<sup>st</sup> level to 2<sup>nd</sup> level
- Plush wall-to-wall level 2 carpeting
- Choice of two interior smooth-panel door styles
- 42" direct vent fireplace with 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
- (4) "RG-6" cable locations
- Two-tone trim & wall paints in your choice of designer selections
- Callan<sup>®</sup> satin nickel door hardware
- *Owner's suite with raised ceilings*
- Main level floor heights are 10' and terrace and upper level are 9'.
- Gorgeous vinyl flooring in laundry and secondary baths
- Finished lower level bath with 2<sup>nd</sup> floor finishes

### GOURMET KITCHENS

- Luxury 42" stained cabinets with crown moulding
- Granite countertops
- Butler's pantry to include matching kitchen granite countertops and an under counter refrigerator
- Whirlpool stainless steel appliances
- Ice-maker hookup for refrigerator
- 50/50 stainless steel double-bowl undermount sink with Moen<sup>®</sup> faucet
- Ceramic tile backsplash
- Oversized island
- Knee wall with wood top between Butler's pantry and Dining Area.
- Recessed can lighting (per plan)

### LUXURIOUS SPA BATHS

- Dual raised stained vanities in owner's suite (per plan)
- Level I Granite vanity tops in owner's suite
- *Cultured marble countertops in secondary baths*
- Glass & chrome enclosed shower in owner's suite
- 12 X 12 ceramic tile floors and 6x6 shower surrounds in owner's suite.
- Moen<sup>®</sup> chrome plumbing fixtures in all baths
- Upgraded Sterling<sup>®</sup> elongated water closets

### ENERGY-ENGINEERED FEATURES

- 14 S.E.E.R. electric 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
- Energy-Star<sup>®</sup> thermal-pane wood Low E windows with tilt-out sashes
- 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 or house wrap
- Sealed openings for pipes and wiring to prevent air infiltration
- Ridge vents (attic ventilation)

### AUTHENTIC EXTERIORS

- 2 Car garages with additional storage
- Architecturally controlled, professionally designed exteriors with varied materials
- Metal carriage-style garage door with automatic door opener
- Concrete-finished driveway
- Hardie-soffit overhangs
- Bird Box returns
- *Landmark<sup>®</sup> 30 yr roof shingles*
- Wood-grained FiberClassic<sup>®</sup> front entry door
- Single-cylinder deadbolts on exterior doors
- Professionally designed landscaping with sod
- Private deck on rear of home
- Lower level deck and privacy screen to match second floor (no stairs)
- 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
- Durock behind tiled surfaces in wet areas
- Mold-resistance treatment in lower level
- 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. 9/7/21*

