

# The Summit at RIVER RUN

## Single Family Homes

### DISTINCTIVE INTERIORS

- Generous design allowance
- Exquisite trim package which includes:  
-two piece 5" crown moulding in foyer & family room; one piece 5" crown moulding in dining room, and owner's bedroom  
-5 1/4" base moulding on 1<sup>st</sup> floor  
-Howe casing on 1<sup>st</sup> floor; Colonial "445" casing on 2<sup>nd</sup> floor  
-Or a Classic Package of Craftsman trim
- Soaring two-story foyers (per plan)
- Pre-finished oak hardwood flooring at kitchen, breakfast, foyer, family room, dining room and powder room
- Oak treads to front stairs 1<sup>st</sup> floor to 2<sup>nd</sup>
- Level 2 plush wall-to-wall carpeting with stain protection
- Choice of two 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 dramatic tray ceilings per plan
- Gorgeous vinyl flooring in laundry and secondary baths

### GOURMET KITCHENS

- Flat panel full overlay stained 42" cabinets with crown moulding
- Granite countertops
- Whirlpool stainless steel appliances
- 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)
- Level I Granite vanity tops in owner's suite
- Flat panel full overlay stained cabinets in owner's suite
- Acrylic garden tub in owner's suite
- Glass & chrome enclosed shower in owner's suite
- 8" spread faucets in owner's suite & 1<sup>st</sup> floor bath
- 6" X 6" ceramic shower surrounds in owner's suite
- 12" X 12" ceramic tile floors in owner's suite
- Moen<sup>®</sup> chrome plumbing fixtures in all baths
- Upgraded elongated water closets

### ENERGY-ENGINEERED FEATURES

- 14 S.E.E.R. 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-30 blown insulated ceilings; R-13 in walls; R-30 in vaults
- Full OSB sheathing or house wrap
- Sealed openings for pipes and wiring to prevent air infiltration
- Ridge vent (attic ventilation)

### AUTHENTIC EXTERIORS

- 2 Car Garages
- Architecturally controlled, professionally designed exteriors with varied materials
- Carriage-style garage doors with automatic door openers
- Concrete-finished driveway
- Hardi-soffit metal overhangs
- Bird Box metal returns
- 30 yr Landmark dimensional roof 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 sod in front
- Two exterior hose bibs
- Fiber Cement siding
- 18' x 8' patios (per plan)
- Storage Shed

### 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
- Structural engineer certified garage floors

*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. 9/8/21*



The Builder Who Listens