



## 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  
-5 1/4" 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; Colonial "371" casing on 2<sup>nd</sup> floor
- Soaring two-story foyers (per plan)
- Site or pre-finished oak hardwood flooring in kitchen, keeping room (per plan), breakfast room, dining 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® satin nickel door hardware
- Owner's suite with cozy sitting area (per plan) and dramatic tray ceilings
- Tile flooring in laundry and secondary baths

## GOURMET KITCHENS

- Flat-panel stained or painted cabinets with crown molding with soft close doors & drawers
- Level one 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® 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
- 6" X 6" ceramic shower surrounds in owner's suite
- 12" X 12" ceramic tile floors in owner's suite
- Moen® 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)
- Individual private well

## AUTHENTIC EXTERIORS

- Crawl space or raised slab
- Architecturally controlled, professionally designed 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
- Queen Anne returns
- 30 yr Landmark dimensional roof shingles
- Wood-grained FiberClassic® 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
- 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® 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 7/25/19*