



# WARD MILLS

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## FARM

### **DISTINCTIVE INTERIORS**

- Exquisite trim package which includes:
  - 7" cove crown molding in foyer, 2-story family room and upstairs hall
  - 5" cove crown molding in living room, dining room, powder room, master bedroom, master bath, kitchen, breakfast room, keeping room, and back hall/mud room per plan
  - Craftsman molding for base, window & door casing, 1X trim detail for dining room
- Soaring two-story foyers (per plan)
- 5" prefinished hardwood flooring in kitchen, keeping room (per plan), breakfast room, foyer & powder room/1<sup>st</sup> floor bath (per plan), family room, runner, and dining room
- Level two plush wall-to-wall carpeting
- Wood cased openings (per plan)
- Stained oak treads with oak hand rail & wooden or metal balusters (per plan)
- Choice of four interior smooth-panel door styles
- 42" direct vent or wood burner fireplace (per plan) with gas starter and granite surround with custom mantel
- Smart tube installed above family room fireplace with electrical outlet
- Security system prewire
- 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 suites with cozy sitting areas (per plan) and dramatic tray ceilings
- 10' Ceilings on first floor, 9' ceilings on second floor (per plan)

### **GOURMET KITCHENS**

- Flat panel, full overlay stained cabinets with soft close drawers & doors and crown moulding
- 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 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 (per plan)
- Dual raised vanities in master bath (per plan)
- Flat panel, full overlay stained cabinets with soft close drawers & doors in master bath and powder room (or pedestal sink per plan) with granite countertops
- Garden tub in owner's suite (per plan)
- Glass & chrome enclosed shower in owner's suite
- 12" X 12" ceramic tile floors and shower surrounds in owner's suite & secondary baths
- Moen<sup>®</sup> chrome plumbing fixtures in all baths
- Upgraded Sterling<sup>®</sup> elongated water closets

### **ENERGY-ENGINEERED FEATURES**

- 14 S.E.E.R. dual heating/cooling system
- Programmable thermostat for each heating/cooling system on 1<sup>st</sup> and 2<sup>nd</sup> floors
- 50-gallon gas water heater with recirculating pump
- Insulated exterior doors
- Single hung Low E Vinyl Windows
- 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 and house wrap
- Sealed openings for pipes and wiring to prevent air infiltration
- Ridge (ventilation) vents

### **AUTHENTIC EXTERIORS**

- Architecturally controlled, professionally designed exteriors incorporating stone, brick, cem-shake, plank siding incorporating low brick water table on sides and rear (per plan)
- Side, rear and front entry garages (per plan), featuring carriage-style doors and automatic door openers
- Concrete finished driveway
- Hardi-soffit overhangs
- Metal eyebrows & Queen Anne returns (per plan)
- Landmark<sup>®</sup> roof shingles with 30-year warranty
- Wood-grained FiberClassic<sup>®</sup> front entry door
- Single-cylinder deadbolts on exterior doors
- Vinyl windows with simulated divided light (SDL) on front windows (per plan)
- Professionally designed landscaping with sod in front, side and rear yards (rear to approx.. 20 ft from house)
- 12' x 14' deck or patio per lot
- 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 area
- Termite treatment

*Peachtree Residential Properties, 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. 2/24/2021*