



DISTINCTIVE INTERIORS

- \$10,000 designer allowance
- Exquisite craftsman interior trim, crown molding in foyer, dining, and living room
- Casing on most windows and doors
- 10' ceiling height on 1st floor and 9' flat on 2nd floor
- Smooth finish ceilings
- 8' interior doors on 1st floor and 6' 8" doors on 2nd floor
- Satin nickel door hardware throughout
- Oak-stained treads to 2nd floor with boxed stairs
- Engineered hardwood flooring in kitchen, keeping room (per plan), breakfast room, foyer & powder room/1st floor bath, dining room, family room, and mud room (per plan)
- Plush wall-to-wall carpeting
- 42" direct vent gas fireplace with gas logs and slate or granite surround with painted mantle (propane if gas not available)
- Sherwin Williams paint throughout
- Ceiling fan/light pre-wire in great room, all bedrooms, rear covered porch, and loft if applicable
- Smoke detectors and carbon monoxide detectors
- Structured wiring package to include (6) low voltage receptacles to be used for phone, data, or cable
- Generous \$3,000 lighting selection allowance
- Pedestal sink in powder room with 8" spread faucet
- White wood or black metal balusters on main level stairs

GOURMET KITCHENS

- 42" Flat panel stained or painted maple cabinets with molding, dovetail construction with level 1 hardware
- Quartz or 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® stainless steel faucet
- Ceramic tile backsplash
- Convenient breakfast bar or island (per plan)
- Oversized walk-in pantry with solid shelving (per plan)
- Recessed can lighting (per plan)

LUXURIOUS SPA BATHS

- 9' ceilings in owner's suite bath, 10' with master on mains
- Dual raised vanities in owner's suite (per plan)
- Flat panel stained or painted cabinets in owner's suite with level 1 granite countertops
- 8" spread faucets in owner's suite & 1st floor bath
- Semi-frameless glass & chrome enclosed shower in owner's suite (oversized)
- Level 1 tile flooring in all baths and wet areas
- Level one granite 1st floor bath
- White cultured marble countertops in secondary baths
- Moen® chrome plumbing fixtures in all baths
- Upgraded Sterling® elongated water closets

ENERGY-ENGINEERED FEATURES

- 14 S.E.E.R. Carrier dual heating/cooling system
- Programmable thermostat for each heating/cooling system on 1st and 2nd 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-15 in exterior 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

AUTHENTIC EXTERIORS

- Architecturally controlled, professionally designed exteriors with varied materials and four sides architecture per plan, hard coat stucco water table on sides and rear
- Block filled Slabs
- 3 car garage per plan
- 8' Carriage-style garage doors with automatic door openers
- Concrete-finished driveway
- Hardi-soffit overhangs
- Metal front porch roof
- Craftsman bird box eyebrows per plan
- Landmark® Lifetime Designer Shingles
- 8' wood-grained FiberClassic® front entry door
- Single-cylinder deadbolts on exterior doors
- Grids between glass on front windows (per plan)
- Professionally designed landscaping to \$20,000 value
- Concrete front porch
- Two exterior hose bibs

QUALITY CONSTRUCTION

- Six scheduled meetings with the 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® subflooring
- 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. 12/9/2022