

## EXTERIOR FEATURES

- Vinyl Windows
- Fiberglass Front and Rear Doors
- 16x8 Flat Slab Garage Doors with Door Opener
- Covered Front Porches
- Owner's Suite Balcony (Per Plan)
- Exterior Weatherproof Electrical Outlets and Hose Bibs (Outside Garage and at Front Porch)
- Recessed Balcony in Rear

## INTERIORS

- 10' Ceilings on Second and Third Floor
- Spacious Floorplans with Owner's Bedroom Walk-In Closets
- 36" Ventless Fireplace with Wood Mantle
- 2-Panel Square Hollow Core Interior Doors
- 8' Doors on Second and Third Floor
- Red Oak Handrails
- 6" Baseboards
- 5.25" Crown Molding in the Owner's Suite, 3rd Floor Hallway, and the Entire 2nd Floor
- 4" Trim around Windows

## KITCHENS

- Pre-Installed Ice Maker Line
- 1/3 HP Garbage Disposal
- Samsung Stainless Steel Appliance Package with Gas Range, Vent Hood, Microwave, and Wall Oven (Refrigerator Not Included)
- Quartz Countertops with 8'-9' Island Breakfast Bar
- Schrock Custom Cabinetry with Soft Close Doors and Drawers
- Stainless Steel Sink, Single-Bowl Undermount

- Moen Stainless Single-Handle Pull-Down Faucet
- Walk-in Kitchen Pantry (Per Plan)

## BATHROOMS

- Schrock Custom Cabinetry with Soft Close Doors and Drawers
- Piedrafina Marble Countertops with Undermount Ceramic Sinks
- Frameless Shower Door in Owner's Bath
- Tile Floors and Shower Walls in All Baths (Excluding Powder Bath)
- Tile Shampoo Niche and Bench in Owner's Shower
- Pedestal Sink in Powder Bath
- Double Undermount Sinks in Owner's Bath and Upstairs Secondary Bath
- Elongated Comfort Height Toilets

## FLOORING

- 6.5" Mohawk Cattlebaron Birch Hardwood Floors Throughout (Excluding Bedrooms and Adjacent Bathrooms)
- Tile in Laundry Room
- Mohawk Carpet with 6 lb Pad in all Bedrooms

## PLUMBING

- Moen Plumbing Fixtures Throughout
- Tankless Gas Water Heater

## LIGHTING & ELECTRICAL

- 200 Amp Service
- 240V Electric Car Charger Prewired in Garage
- Recessed Cans Throughout House (Excluding Bedrooms and Game Room)
- Cable Outlets in all Bedrooms, Game Room, and Great Room

- CAT-6 Phone and Internet in all Bedrooms, Great Room, Game Room and Kitchen
- White Decora Rocker Switches
- Designer Lighting Packages Including Ceiling Fan in Great Room and Ceiling Fan with Light in Owner's Suite
- Ceiling Fan Pre-Wire in all Bedrooms, Great Room, Kitchen, and Game Room

## ENERGY FEATURES

- High Efficiency 14 SEER HVAC
- Insulation
  - » R-30 Blown Fiberglass in Attic
  - » R-19 Batt in Garage Ceilings
  - » R-13 Batt in Walls
- Low-E Insulated Glass Windows

## WARRANTIES:

- One Year Homebuilders Limited Warranty
- New Home Orientation Walkthrough
- Termite Certification Letter

## COMMUNITY FEATURES:

- Greenspaces
- Steps Away from East Roswell Park's Trails, Sport Fields, Tennis Courts, Splash Pad, Dog Park, Playground, Community Garden, Frisbee Golf and More
- Steps from East Roswell Library
- Shopping, Dining, and Entertainment Nearby

**VIEW ALL  
 DESIGN  
 PACKAGES:**

