

### **Exterior Features:**

- 4 sides hardiplank w/ board and batten accents and brick watertable (per plan)
- Covered front porches (per plan)
- 3 car garages w/ carriage style garage doors & door opener w/ three controls
- 30 year dimensional roof shingles, returns & porch roofs.
- Metal Roofs (per plan)
- 5" Ogee Gutters w/ Round downspouts
- Plygem - Vinyl Windows (per plan)
- Operable shutters w/ hinges and S hooks (per plan)
- Decorative wood front door
- Full basements (per plan)
- Wood front porches and covered deck (per plan)
- All porches will have bead board ceilings

### **Interior Features:**

- Professional interior decorator service provided for your home design convenience
- 10' ceilings on entire first floor, 9' second floor (per plan)
- 9' poured basement walls (*per plan*)
- Engineered I-Joist floor truss system 1<sup>st</sup> and 2<sup>nd</sup> floor
- Staircase to second floor will have stained treads, painted risers w/ square wood pickets and Georgian oak handrail.
- Custom wood mantle w/ slate, marble or granite surround for great room fireplace
- 42" direct vent fireplace with gas lighter in family room (per plan)
- Interior wall paint Sherwin Williams - One overall white base color, with white base trim color, (colors, medium & dark base colors prices accordingly)
- One room with accent paint colors for dining room walls, white or medium base colors
- Brushed Nickel or Oiled Rubbed Bronze egg shape for interior door hardware
- Deadbolts provided on all exterior doors

### **Kitchen Appliance Package:**

- 36" Thermadore Rangetop w/ 6 Burners Model# PCG366G
- 36" Vent-A-Hood K Series Liner 400 CFM Model # KH34SLDSS
- 24" Sharp Micro drawer Model# KB-6524PS
- 30" Whirlpool Double Oven Model# WOD51ECOAS
- Whirlpool SS Dishwasher Model# WDT970SAHK



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***Luxury Gourmet Kitchen Featuring:***

- Kitchen wall cabinets are 42" tall with Large crown molding
- Decorative wood hood over range
- Soft Close Doors and Drawers in Kitchen and Master Bath
- Large Kitchen Island
- Decorative hardware
- Quartz or Granite countertops
- Decorative tile backsplash under all wall cabinets
- Stainless Steel 60/40 or Single Bowl Sink w/ Douglass Bridge Kitchen Faucet w/ porcelain lever handles finish choice of chrome, brushed nickel or oiled rubbed bronze
- Garbage disposal & Icemaker water line

***Interior Trim:***

- 10" base 1st floor, upstairs hall and master bedroom  
5¼" base 2nd floor
- Casing 1x4 legs w/ 5/4 x 5" header casing 1<sup>st</sup> and upstairs hall and master bedroom, 1x4 casing 2<sup>nd</sup> floor
- Family Room - Ceiling Beam feature
- 7" Cove crown molding first floor (excluding bedrooms)
- 5" cove crown second floor hall, owners bedroom (unless sloped)
- Dining Room: Wainscot
- 8'-0" - 5 panel or 2 panel interior doors on first floor, 6'-8" 5 panel or 2 panel doors on second floor.
- Mudroom Cubbies

***Bathrooms:***

- Quartz or Granite countertops with under-mount sinks in Master Bath and Powder bath
- Separate gentleman height his & her vanities in Master Bath
- Quality Moen Brantford 8" cc finish brushed nickel or oiled rubbed bronze faucets for master and powder bath
- Master shower with shower head, tile walls & Shower floor w/frameless glass enclosure brushed nickel or oiled rubbed bronze.
- Decorative tile surround in master shower
- Boyce Freestanding tub in master bath w/ Moen Brantford tub deck faucet, finish brushed nickel
- Decorative mirror in powder bath
- Custom trimmed framed mirrors in master bath
- Mirrors in all secondary baths
- Elongated commodes in all baths
- Quality Moen Brantford 4" cc brushed nickel or oiled rubbed bronze faucets in all secondary baths
- Tuscan marble countertops with under-mount sinks in all secondary baths



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**Flooring:**

- 3 ¼" #3 natural red oak site finish Hardwood flooring on 1st floor up hallway (excludes guest bedroom)
- Decorative tile flooring in the master bath
- Master bath floors, walls and shower floor-decorative tile (*per plan*)
- Tile floors all secondary baths (*per plan*)
- Carpet all secondary bedrooms, master bedroom, down guest bath and all closets
- Tile flooring in laundry room

**Energy and Other Features:**

- Upgraded insulation includes - R-30 in attic ceiling, R-30 in garage ceilings under heated areas, R-19 in vaulted ceiling and other ceilings, and R-13 in walls (1st & 2nd floors)
- Goodman or equal heating & air equipment, two separate gas heating and electric cooling units with separate programmable thermostats
- Termite Letter with Repair & Retreat Bond
- House Wrap moisture and air infiltration barrier

**21st Century Wiring:**

- Telephone outlets located in the family room, study and all bedroom. All phone outlet use Highspeed Cat 5 wiring.
- Cable outlets located in family room study and all bedroom, Cable uses RG6 quad cabling wiring or TV or Satellite.
- 2 - Plasma Prep
- Alarm System Prewire - one siren, two keypads, hardwired contacts on all exterior doors, and two motion sensors or glass breaks on main level & one motion or glass break basement ( *per plan*)

**Electrical Features:**

- 200 amp Electrical Service
- Recessed can lighting, total of 10 can lights (5" decorative cans). Builder provided, in addition to Lighting Package
- Pre-wired for ceiling fan in family room, master bedroom and study or guest bedroom (*per plan*)
- Exterior plug installed on front stoop and deck
- Designer Series Lighting Package



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***Plumbing Features:***

- Emergency main water cut-off in basement
- Three outdoor hose bibbs
- Qty -2 50 gallon, quick recovery, gas water heaters with recirculation system
- Rough-in for future bath in basement

***Landscaping Features:***

- Professionally landscape yards
- Irrigation System

***Builder Confidence:***

- Pre-Construction Conference
- Full one year Greater Atlanta Home Builder Limited Warranty provided by Peachland Homes, Inc.
- All homeowners receive a home owner manual, pre-closing orientation & walk-through.
- Member of the Greater Atlanta Home Builder Association and National Association of Home Builders for since 1992.
- All Pricing/Allowances are based on using Peachland Homes, Inc. designated vendors.
- Multiple OBIE Gold Award winner



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