



INCLUDED FEATURES

THE ABBEY AT SUWANEE STATION

COMMUNITY APPEAL

Carefully planned and coordinated streetscape design with sidewalks, street lights, mail kiosk and professionally landscaped yards
Direct walking access to shopping and dining
Mandatory Homeowners' Association to protect the value of your home and preserve the overall appearance of your community for years to come
Maintenance-free living with exterior home and landscaping maintenance
Extensive amenities including clubhouse with fitness room, junior olympic size pool and playground, tennis and pickle ball court, walking distance to shopping and dining.

EXTERIOR APPOINTMENTS

Architecturally designed exterior elevations with three sides brick
Architectural Dimensional Shingles
Poured concrete foundations reinforced with steel
Certainteed® roof shingles with limited lifetime warranty
Pre-finished aluminum gutters and downspouts
Fiberglass front door and Schlage® single-cylinder deadbolts on all exterior doors/satin/nickel finish
Schlage® touchscreen deadbolt entry system
GFI weatherproof electrical outlets and exterior water faucets on front and rear of home
James Hardie – 100% Hardie® Package : Lap Siding, Soffit Panels, Shingle Siding and Trim Boards

KITCHEN & BATH DESIGN

Quality G.E. stainless steel appliances in Chef's Kitchen including microwave, 30" slide in gas cooktop, and dishwasher
Flat panel 42" kitchen cabinets with crown molding
Recessed can and mini pendant lighting
Granite counter tops in Kitchen with under mount sink and tile backsplash
Recessed icemaker connection for refrigerator
(LVP) in Foyer, Kitchen, Breakfast Room, Family Room, Dining Room, Powder Room, and Garage Entry
Ceramic tile floors in secondary baths
Vanities with cultured marble tops in all baths
Pedestal sink with chrome fixtures in powder room (per plan)
Master bath includes oversized luxury shower with semi framless enclosure
Elongated commodes, Delta® faucets and bath exhaust fans in all baths

INTERIOR APPOINTMENTS

Smooth nine-foot ceilings on first and second floor
Plasma TV prep in Living Room with drop zone off garage
Crown, chair rail and picture box molding in dining room (per plan)
Superior® direct vent fireplace with slate surround, wood mantle and gas log starter
Raised two-panel interior doors with Schlage® hardware (available in nickel and bronze)
Iron stair rail pickets
Premium Sherwin Williams® paints

HIGH PERFORMANCE ENERGY FEATURE

Fully insulated walls, ceilings and attic featuring R13 in walls and R30 ceiling insulation
House Wrap – Weather resistant barrier
Insulated vinyl thermal low E windows with wood wrap, and tilt sash
LP® Engineered Floor System
Top Notch® 350 Performance Floor Decking
Floor Decking Glued and Screwed in Place
Advanced PEX® plumbing system
Lennox® 14 SEER high-efficiency heating and cooling systems
220V outlet for dryer
Washer overflow pans in second floor laundry rooms
Quick-recovery 50-gallon electric water heater
Smoke detectors per code
Finished two-car garage (with opener)
Programmable thermostats

CUSTOMER PEACE OF MIND

Certified Professional Home Builder
Homeowner Pre-construction Orientation
Optional Homeowner Pre-drywall Orientation
Homeowner Pre-closing Orientation
Homeowner Warranty Introduction
Home Buyers 2-10 Warranty®