



# GLORY MEADOWS

## INCLUDED FEATURES

### COMMUNITY APPEAL

Carefully planned and coordinated streetscape design, and professionally landscaped yards  
Large Estate Lots  
Great access to Lake Sidney Lanier  
Mandatory Homeowners' Association to protect the value of your home and preserve the overall appearance of your community for years to come  
Lots available backing to corp property surrounding Lake Lanier

### EXTERIOR APPOINTMENTS

Architecturally designed exterior elevations  
Poured concrete foundations reinforced with steel  
Architectural Roof shingles with limited lifetime warranty  
Pre-finished aluminum gutters and downspouts  
Fiberglass front door and Schlage® single-cylinder deadbolts on all exterior doors/black finish touch screen smart deadbolt on front door  
GFI weatherproof electrical outlets and exterior water faucets on front and rear of home  
James Hardie Siding and Trim  
Covered Rear Patio with exterior ceiling fan  
Four sided Masonry water table  
Exterior Lighting per plan  
Tounge and Groove stain grade porche ceilings

### KITCHEN & BATH DESIGN

Quality G.E. stainless steel appliances in kitchen including microhood, 36" gas split cooking with 5 burner and venthood  
42" kitchen cabinets with crown molding and Glass Accent Doors  
Kitchen Under Counter Cabinet Lighting  
Pendant Lights in Kitchen  
Kitchen Disposal  
Granite/ Quartz counter tops in Kitchen  
Recessed icemaker connection for refrigerator  
LVP in kitchen, family room, den, foyer, and garage entry  
LVP floors in secondary baths  
Vanities with solid surface tops in all baths with undermount sink  
Primary bath with oversized shower standard, with tile surround  
Comfort Height Elongated commodes (in primary bath & powder room), Delta® faucets and bath exhaust fan/can in all baths  
Lighted Mirrors in Primary Bath and Powder Room  
Secondary baths tile shower surround  
LED flush mount ceiling lighting

### INTERIOR APPOINTMENTS

Smooth ceilings throughout  
10' Ceiling Height & 8' doors throughout main level  
LVP flooring  
Linear electric fireplace  
Cabinets in Laundry Room  
Raised two-panel interior doors  
Premium Sherwin Williams® paints  
LVP floors in Laundry Room  
Pre-wire for Ceiling Fan in Master Bedroom and Family Room  
4 Cable/Phone Drops  
Modern handrail with metal pickets

### 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  
Advanced PEX® plumbing system  
14 SEER high-efficiency heating and cooling systems  
220V outlet for dryer  
Washer overflow pans in second floor laundry rooms  
Quick-recovery 50-gallon gas water heater with re-circulating pump  
Smoke detectors per code  
Three-car oversized garage with Wifi opener  
Wifi Programmable thermostats  
Wifi Deadbolt on front door

### CUSTOMER PEACE OF MIND

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