



FLAT SHOALS MANOR

INCLUDED FEATURES

COMMUNITY APPEAL

Carefully planned and coordinated streetscape design with sidewalks, street lights, and professionally landscaped yards
Mandatory Homeowners' Association to protect the value of your home and preserve the overall appearance of your community for years to come

EXTERIOR APPOINTMENTS

Architecturally designed exterior brick elevations
Poured concrete foundations reinforced with steel
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
GFI weatherproof electrical outlets and exterior water faucets on front and rear of home
James Hardie Siding and Trim

KITCHEN & BATH DESIGN

Quality G.E. stainless steel appliances in kitchen including microhood, 30" slide in range, and dishwasher
36" kitchen cabinets with crown molding
Recessed can lighting
Granite counter tops in Kitchen
Recessed icemaker connection for refrigerator
Vinyl in Powder Room
Vinyl floors in secondary baths
Vanities with cultured marble tops in all baths
Pedestal sink with chrome fixtures in powder room
Master bath with separate shower standard
Elongated commodes, Delta® faucets and bath exhaust fans in all baths

INTERIOR APPOINTMENTS

Smooth 9' ceilings on first floor and 8' ceilings on second floor
Raised two-panel interior doors
Premium Sherwin Williams® paints
Ceiling Fan in Family Room
Pre-wire for Ceiling Fan in Master Bedroom
4 Cable/Phone Drops

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
Engineered Floor System
Top Notch® 350 Performance Floor Decking
Floor Decking Glued and Screwed in Place
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 electric water heater
Smoke detectors per code
Two-car garage
Programmable thermostats

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®