

Encore

INCLUDED FEATURES

EXTERIOR FEATURES

- Elegant Traditional & Craftsman Elevations with Brick or Stone Accents (per plan)
- Rocking Chair Front Porch with Brick or Flagstone Surface (per plan)
- Architecturally Controlled Exterior Color Schemes
- Private Patio or Courtyard Retreat w/ Broom Finished Concrete Patio & Pine Straw
- Low Maintenance Aluminum Fencing & Gates
- Garage Completed with Drywall, Paint and Trim
- Limited Lifetime Warranted Fiberglass Architectural Shingles
- Low Maintenance Carriage-Style Steel Insulated Garage Door with 1/2 HP Belt Drive Garage Door Opener & 2 Remotes
- Low Maintenance, Seamless Pre-Finished Painted Aluminum Gutters & Downspouts
- Professionally Landscaped and Irrigated Front & Rear Yard
- 2 Exterior Hose Bibs (per plan)
- 2 Exterior GFCI Outlets (per plan)
- Reinforced Concrete Slab-On-Grade Foundation
- Pest Control Tubes
- Termite Bait System
- Aluminum Half Screens for Ventilation (not on front)
- Decorative Board & Batten Raised-Panel Shutters (per elevation)
- Super Paint Exterior Paint

INTERIOR DESIGN FEATURES

- 9' Smooth Finished Ceilings
- 5" Crown Molding in Foyer, Great Room, Hall, Kitchen, Dining, Study, Owner's Suite, Owner's Bath, Secondary Bedrooms and 2nd Baths
- 7" Base Molding Throughout
- 36"/42" (per plan) Direct Vent Fireplace w/ Gas Logs, Marble Surround, Mantle & Wall Switch
- 3" Engineered Wood Plank Flooring in Foyer, Great Room, Dining Room, Study & Kitchen
- Designer Carpet in Various Color Selections
- Brushed Nickel Lever Door Hardware
- Continuous Slide Vented Shelving in Owner's Suite
- Phone/Data/TV Cable Pre-Wired in Great Room, Owner's Suite, Study, Bonus & Sunroom (per plan)
- Ceiling Fan in Great Room & Owner's Suite
- Designer Lighting Package
- Smoke/Carbon Monoxide Detectors
- Attic Storage Accessed by Permanent Stairs
- Step Free Access & Wide Doorways
- Laundry Base Cabinet w/ Granite Countertop (per plan)



INCLUDED FEATURES

KITCHEN FEATURES

- Stainless Steel Appliances
- Dishwasher, 30" Gas Range w/ Sealed Burners and Microwave Oven Above Range
- 1/3 HP Garbage Disposal
- Designer Kitchen w/ Island
- 36" Recessed Panel Maple Cabinets w/ Crown Molding and Light Rail
- St. Cecilia Granite Countertops
- Designer Tile Backsplash
- Double Bowl Sink w/ Pull-Out Faucet in Stainless Steel
- Recessed Ceiling Lighting
- Oversized Pantry w/ Tight Mesh Shelving

OWNER'S SUITE & BATHS

- Trey Ceiling in Owner's Suite
- Oversized Walk-In Closet in Owner's Suite
- Tile Shower w/ Bench Seat, Low-Profile Curb & Shampoo Niche in Owner's Bath
- 80" Brushed Nickel Framed Shower Door in Owner's Bath
- Designer Ceramic Tile Floors in Owner's Bath, 2nd Bath & Laundry
- Maple Recessed Panel Vanity Cabinets w/ Cultured Marble Tops (all baths)
- Raised-Height Vanities (all baths)
- 4" Spread Brushed Nickel Faucets (all baths)
- Raised, Elongated Toilet (all baths)
- Tub w/ Tile Wall Surround (2nd bath)

ENERGY SAVERS

- Fiberglass Insulation (R-30 Ceiling, R-13 Walls)
- 80% AFUE Gas Heating & 14 SEER AC
- Digital, Programmable Thermostats
- Double Pane Vinyl Low E Glass Windows
- 50 Gallon Gas Water Heater
- Hot Water Recirculating System
- Vented Soffits & Ridge Vent

QUALITY ASSURANCE

- Homebuyer Quality Review Prior to Drywall
- Homebuyer Quality Orientation at Certificate of Occupancy
- 100% Complete Home Acceptance, Day of Closing
- 45 Day Warranty Walk-Through
- 11 Month Warranty Walk-Through
- Greater Atlanta Home Builders Homeowner Handbook
- One-Year Greater Atlanta Home Builders Association Warranty Program
- Termite Warranty - Repair & Treatment