



McCONELL GREEN

INCLUDED FEATURES

EXTERIOR FEATURES

- Elegant Traditional & Craftsman Elevations
- Rocking Chair Front Porch w/ Broom Finished Concrete
- 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 Fiber-Cement Siding, Cornice & Trim
- Low Maintenance Carriage-Style Steel Insulated Garage Door(s) w/ ½ hp Belt Drive Garage Door Opener(s) & Remotes
- Low Maintenance, Seamless Pre-Finished Painted Aluminum Gutters & Downspouts
- Professionally Landscaped & 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 Vinyl Raised Panel or Board & Batten Shutters (per elevation)
- Super Paint Exterior Paint

INTERIOR DESIGN FEATURES

- Smooth Finish Ceilings Throughout
- 36" Direct Vent Fireplace w/ Gas Logs, Marble Surround, Mantle & Wall Switch (per plan)
- 3" Engineered Wood Plank Flooring in Foyer, Dining Room & Kitchen (per plan)
- 5" Base Moulding Throughout
- Designer Carpet in Various Color Selections
- Decorative Tile Floors in Owner's Bath, Guest Bath & Laundry
- Brushed Nickel Lever Interior Door Hardware
- Ventilated Shelving in all Closets
- Phone/Data and TV Cable Pre-Wired in Owner's Suite, Great Room & Study
- 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 Shelf w/ Granite Countertop (per plan)



INCLUDED FEATURES

KITCHEN FEATURES

- Designer Kitchen w/ Island
- 36" Recessed Panel Maple Cabinets w/ Crown Moulding
- St. Cecilia Granite Countertops
- Designer Tile Backsplash
- Double Bowl Sink w/ Pull-Out Faucet in Stainless Steel
- Recessed Can Lighting
- Dishwasher, 30" Self-Cleaning Gas Range w/ Sealed Burners and Microwave Oven Over the Range
- 1/3 HP Garbage Disposal
- Oversized Pantry w/ Ventilated Tight Wire Shelving
- Skylight (per plan)

OWNER'S SUITE & BATHS

- Vaulted or Trey Ceiling in Owner's Suite (per plan)
- Oversized Walk-in Closet(s) in Owner's Suite
- Tile Shower w/ Bench Seat (per plan), Low-Profile Curb & Shampoo Niche in Owner's Bath
- 80" Chrome Framed Shower Door in Owner's Bath
- Designer Ceramic Tile Floors in Owner's Bath, Second Bath and Laundry
- Maple Recessed Panel Vanity Cabinets with Cultured Marble Tops (all baths)
- 4" Spread Chrome Faucets (all baths)
- Raised, Elongated Toilets (all baths)
- Tub with Tile Shower Surround in Second Bath
- Raised-Height Vanities (all baths)

ENERGY SAVERS

- Fiberglass Insulation (R-30 Ceiling, R-19 Vaults, & R-13 Walls)
- 80% AFUE Gas Heating & 14 SEER AC
- Digital Programmable Thermostats
- Double Pane Vinyl Low E Glass Windows
- 50 Gallon 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 Prior to 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

Although all illustrations and specifications are believed correct at the time of publication, the right is reserved to make changes, without notice or obligation.

This brochure is for illustrative purposes only and not part of a legal contract. McConnell Green is a community designed for residents aged 55 and older. Version: 10.22.18