WESTBROOK

Included Features

EXTERIOR FEATURES

- Elegant Traditional, Craftsman and Farmhouse Elevations
- Architecturally Controlled Exterior Color Schemes
- Covered Front Porch with Broom Finished Concrete
- Private Patio or Courtyard with Broom Finished Concrete Patio & Pine Straw
- Low Maintenance Ornamental Aluminum Fencing & Gate (per plan)
- Garage Completed with Drywall, Paint and Trim
- Limited Lifetime Warranted Fiberglass Architectural Shingles in Weathered Wood
- Low Maintenance Fiber-Cement Siding, Cornice & Trim
- Low Maintenance Carriage-Style Steel Insulated Garage Door(s) w Hardware, ½ hp Belt Drive Garage Door Opener and 2 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
- Reinforced Concrete Slab-on-Grade Foundation
- Pest Control Tubes & Termite Bait System
- Decorative Vinyl Raised Panel or Board & Batten Shutters (per plan)
- SuperPaint Exterior Paint

INTERIOR DESIGN FEATURES

- Smooth Finish Ceilings Throughout
- 36” Gas Direct Vent Fireplace w/ Logs, Marble Surround, Full Mantle & Wall Switch (per plan)
- 5” Luxury Vinyl 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, Secondary Bath(s) & Laundry (per plan)
- Stainless Steel Lever Door Hardware
- Ventilated Shelving in all Closets
- Phone, Data and TV Cable Pre-Wired in Owner’s Suite, Great Room & Study
- Ceiling Fan in Owner’s Suite & Great Room
- Designer Lighting Package
- Rocker Light Switches
- Smoke/Carbon Monoxide Detectors
- Attic Storage Accessed by Permanent Stairs
- Step Free Access & Wide Doorways

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 Stainless Sink
- Stainless Pull-out Faucet
- Recessed Can Lighting
- Pendant Lights Above Island
- Stainless Steel 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

OWNER’S SUITE & BATHS

- Vaulted 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" Chrome Shower Door & Panels in Owner’s Bath
- Designer Ceramic Tile Floors in Owner’s Bath & Secondary Bath(s)
- Maple Recessed Panel Vanity Cabinets with Cultured Marble Tops (all baths)
- 4” Spread Chrome Faucets (all baths)
- Raised, Elongated Toilets (all baths)
- Tub w/ Tile Shower Surround in Secondary 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
- Insulated Garage Doors
- Digital Programmable Thermostats
- LED Lighting
- 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 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. Westbrook is a community designed for residents aged 55 and older. Version: 8.28.19