

# Included Features for Spring Creek

## Heritage Series Single Family Homes

**Montvale, Jackson, Chesapeake, McKinley, Ashland, Griffin, Bridgewater II, Chelsey**

- **Distinctive Details**

- 2 ¼" wide hardwood in foyer
- Carpeted stairs with painted balusters and Stained Oak Handrail
- Moen faucets and fixtures throughout
- Wall-to-wall carpet with 7/16" 6 lb. carpet pad
- Ceiling fan rough-in installed in owner's suite and family room
- Brushed nickel ceiling lights in secondary bedrooms
- Ventilated closet shelving
- Satin nickel hardware and lighting package in foyer, dining room, and breakfast nook
- Two-tone paint

- **Heritage Kitchens**

- GE Stainless Steel kitchen appliance package:
- Heritage Level 1, Electric Range, microwave/range hood combo, dishwasher, 21 cubic foot refrigerator
- 42" upper maple cabinets in your choice of color
- Granite countertops
- Stainless steel under mount sink with garbage disposal
- Resilient Flooring

- **Baths & Laundry**

- Comfort height double vanities in Owner's Bath
- 6x6 White Ceramic tile tub/shower surrounds in all Full baths
- Resilient Flooring in all Full Baths
- 12" x12" Tier 2 Ceramic Tile in Powder Room
- Exhaust fan in all baths
- Designer elongated toilets
- Cultured marble countertops in all baths
- Laundry room connections with overflow pan and exterior vent
- Resilient Flooring in Laundry/Mud Room

INCLUDED FEATURES 7.1.2017	DATE:
HOUSE TYPE:	COMMUNITY: SPC HOMESITE:
ELEVATION: GARAGE: L OR R	HOMEOWNER:
MANAGER: DAVID BOISVERT	INITIALS:

\*\*ALL PLANS SUBJECT TO CHANGE WITHOUT NOTICE, AS DETERMINED BY ATLANTIC BUILDERS\*\*

# Included Features for Spring Creek

- **Quality Exterior Features**

- Professionally designed landscape package
- Sod on all lawn areas
- Asphalt driveway
- 30 year architectural roof shingles
- James Hardie® ColorPlus® fiber cement siding
- Stone on all foundation sides to grade
- Two exterior hose bibs
- GFI Protected Electrical Outlets – front & rear
- Concrete lead walk and stoops
- Insulated fiberglass front door with deadbolt lock
- Carriage Style Garage Doors

- **Safety Comforts to Ease Your Mind**

- Interconnected smoke & carbon monoxide detector on each level and bedroom
- Dead bolt locks on each exterior hinged door
- Security system
- Exterior home lighting
- Sump pump in lower level with buried basement condition

- **Energy Saving Features**

- 15 S.E.E.R (Seasonal Energy Efficiency Rating) air conditioning and heat pump system
- 80 gallon hybrid electric water heater
- Programmable thermostat
- R-49 blown cellulose attic insulation
- R-15 exterior wall insulation
- R-11 lower level insulation
- Comprehensive air sealing around windows, exterior doors, joints, plates and all exterior protrusions
- High performance vinyl-clad Low-E windows with argon gas

- **Construction Features**

- 9' ceilings on main level
- Reinforced poured concrete foundation walls
- Subfloors glued, nailed, and screwed with edges sanded prior to flooring installation
- Flow Guard Gold™ CPVC water pipes
- 3 Cat 5 phone & 3 RG 6 cable wire

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# Included Features for Spring Creek

- 200 Amp electrical service in Jackson, McKinley, Montvale and Chesapeake
- 400 Amp electrical service in Griffin, Ashland, Bridgewater II and Chelsey
- Full bath rough-in in lower level
- Drywall in Garage, Non- Painted
- 2-car front load garage with insulated door
  
- **The Atlantic Builders Commitment**
- Guaranteed Rate Mortgage Loan Packages
- Pre-construction and pre-drywall demonstrations
- Weekly update from your sales and construction team
- Quality assurance inspection
- Pre-settlement demonstration
- 60- Day follow up
- 10 Month check in
- 1 Year Builders Warranty
- 2 Year Systems Warranty
- 10 Year Structural Warranty
  
- **Community Benefits**
- Beautifully Landscaped gated front entrance
- Golf course, pool, tennis courts, walking trails and so much more
- Decorative Mailboxes
- City water, sewer, propane gas and underground utilities
- Homeowners' Association with protective covenants

**Classic Series Single Family Homes Includes All Features Listed above plus the following enhancements**

## Interior Features

- Oak Box Stairs with Oak Balusters
- Trim Package 3- Includes Crown Molding in Foyer and Dining Room and Chair Rail Molding in Foyer and Dining Room
- Rough In for Ceiling Fan in Secondary Bedrooms
- Tier 1 Hardwood Flooring in the Kitchen and Dining Room
- 12 x 12 Ceramic floor in laundry
- Garage Door Opener with 2 Remote Controls
- Drywall and Paint Interior of Garage

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# Included Features for Spring Creek

## Baths

- 6 x 6 White Ceramic Floor Tile in Full Baths

## Gourmet Kitchens

- GE Stainless Steel Level 3 kitchen appliance package: Level 3 gas cook top, microwave/oven combo, range hood, tall tub dishwasher, 25 cubic foot side by side refrigerator
- 42" upper maple cabinets with crown molding in your choice of color
- Granite countertops
- Stainless steel under mount sink with garbage disposal
- Moen Brantford Brushed Nickel Pull Out Spray Faucet

*In the interest of continuous improvement, Atlantic Builders reserves the right to modify or change specifications and design features without prior notice. Revised 7.1.2017*

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