

Included Features for Spring Creek

○ **LEGACY Series Chatham II Villa Homes Included Features**

● **Distinctive Details**

- 2 ¼" wide hardwood in foyer, living room, kitchen and dining nook
- Two piece crown molding in foyer, dining room. Chair rail & shadow boxes in foyer and dining room.
- 5 ¼ base molding, Adams window casing
- Two panel interior doors
- Moen faucets and fixtures throughout
- Wall-to-wall carpet with 7/16" 6.0 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

● **Legacy Kitchens**

- GE kitchen appliance package glass top electric range, microwave, tall tub dishwasher, 21 cubic foot top freezer refrigerator
- 42" upper Maple cabinets with choice of color
- Granite countertops
- Stainless steel under mount sink with garbage disposal

● **Baths & Laundry**

- Luxury owner's bath with step-in shower & seat
- Comfort height vanities in all baths
- Ceramic tile floors and tub/shower surrounds
- Exhaust fan in all baths
- Designer elongated toilets
- Cultured marble countertops in all baths
- Laundry room connections with overflow pan and exterior vent

● **Quality Exterior Features**

- Professionally designed landscape package
- Sod on lawn areas
- Asphalt driveway
- 30 year architectural roof shingles
- James Hardi® ColorPlus Fiber Cement Siding
- Stone on front foundation to grade
- Two exterior hose bibs
- GFI Protected Electrical Outlets – front & rear
- Concrete lead walk and stoops
- Insulated fiberglass front door with deadbolt lock

Included Features for Spring Creek

- **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
- 50 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
- Vinyl-clad Low-E windows with argon gas

- **Construction Features**
- 9' ceilings on main level and lower level (per plan)
- 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
- 200 amp electrical service
- Full bath rough-in in lower level
- 2-car front load garage with insulated door, opener & two remotes

- **The Atlantic Builders Commitment**
- 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

- Revised 1.13.2017

Included Features for Spring Creek

LEGACY Series Single Family Homes

Jackson, Chesapeake, McKinley, Griffin, Bridgewater II, Chelsey

- **Distinctive Details**

- 2 ¼" wide hardwood in foyer, kitchen and dining room
- Craftsman Trim Package which includes:
 - Three piece crown molding in foyer, dining room, living room, study (if home selected has these rooms).
 - Chair rail in foyer and dining room.
 - Three panel interior Craftsman doors
- Oak stairs with painted balusters
- Direct Vent Fireplace with painted mantel
- 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 with ceiling fan rough-ins
- Ventilated closet shelving
- Satin nickel hardware and lighting package in foyer, dining room, and breakfast nook
- Two-tone paint

- **Legacy Kitchens**

- GE Stainless Steel kitchen appliance package: gas cook top, double oven, microwave, 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

- **Baths & Laundry**

- Comfort height double vanities in owner's bath
- Ceramic tile floors and tub/shower surrounds in all baths
- Exhaust fan in all baths
- Designer elongated toilets
- Cultured marble countertops in all baths
- Laundry room connections with overflow pan and exterior vent
- 12 x 12 Ceramic floor in laundry

- **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

Included Features for Spring Creek

- **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
- 200 Amp electrical service in Jackson, McKinley and Chesapeake
- 400 Amp electrical service in Griffin Bridgewater II and Chelsey
- Full bath rough-in in lower level
- 2-car front load garage with insulated door, opener & two remotes

- **The Atlantic Builders Commitment**

- 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
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