

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 7.1.2017

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

- **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

- 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, 50 gallon hybrid electric water heater in the Montvale
- 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, 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**
- 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
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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

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