

# Included Features for Arcadia Crossing

## Single Family Homes

### Bridgewater, Chelsey, Chesapeake, Eliot, and Griffin

#### Exterior Features

- Professionally Designed Landscape Package
- Partial Sod Lawns; Front, Side, and Rear
- Two Car Front Load Garage
- Pre-Wired for Garage Door Openers
- Individual Well and Septic System
- 25-Year Shingles
- Low Maintenance 5" Straight Lap Vinyl Siding
- Concrete Lead Walk and Stoop
- Front and Rear Hose Bibs & Electrical Outlets
- Reinforced Poured Concrete Foundation Walls
- Insulated Fiberglass Front Entry Door w/dead bolt
- OSB wall sheathing with Vapor Barrier
- Designer Lighting at Garage & Front Entry
- Low Maintenance Aluminum Wrap Trim
- Mailbox

#### Interior Features

- Nine Foot Ceilings on Main Level
- Foyer with Hardwood Flooring
- Wall to Wall Carpet in choice of Color
- 7/16" 6.0 lb. Carpet Pad
- Rough-in for Ceiling Fan with Light at Family Room & Owners Bedroom
- Ceiling Light in Secondary Bedrooms
- 2 CAT6 Phone/Network and 2 RG6Q Cable Pre-Wires
- 1 CAT6 Wireless Access Point Pre-Wire
- Structured Wiring Panel for TV/PH
- Prewired Alarm System
- 200 amp Electrical Service – Chesapeake and Eliot
- 400 amp Electrical Service - Bridgewater, Chelsey, and Griffin
- Interconnected Smoke Alarm on Each Floor
- Washer & Dryer Hook-up with Dryer Vent
- Full Basement with 3 Piece Rough-in for a full Bath
- Two Panel Interior Doors
- Sliding Glass Doors with Interior Grilles
- Flowguard Gold CPVC Water Service
- Ventilated Closet Shelving
- Nailed, Glued, & Screwed ¾" Tongue & Groove Subfloor
- Drywall Garage Walls, Tape, unpainted

#### E-Home Features

- 15 SEER (Seasonal Energy Efficiency Rating) heat pump & air conditioning systems
- Programmable thermostats
- 50 Gallon Electric Water Heater
- R-38 blown cellulose attic insulation
- R-15 Exterior wall insulation
- R-11 Unfinished Lower Level Insulation
- R-13 Wall Insulation in Finished Lower Level Areas
- Comprehensive Air Sealing around windows, doors, joints and sill plates
- Thermal break perimeter insulation at foundation (walk-out condition only)
- Vinyl Windows with Argon Gas Filled Low-E glass

# Included Features for Arcadia Crossing

## Kitchens

- 42" Wood Cabinets with choice of Color
- No-Wax Resilient Floors
- Granite Countertops with Stainless Steel Double Bowl Sink
- Moen Brantford Pull Out Faucet in Polished Chrome
- Heritage Kitchen with Stainless Steel GE Appliances:
  - 21. cu ft. Top Freezer Refrigerator with ice maker
  - Smooth Top Range
  - Insulated Dishwasher
  - Microwave/Range hood Combo
  - Garbage Disposal

## Baths

- Moen Faucets
- Owners Bath with Shower with 6 x 6 Ceramic Tile Surround
- Double Vanities in Owners Baths (per plan)
- Ceramic Surround in all other Full Baths
- Resilient Flooring in all Baths
- Exhaust Fans in all Baths
- Designer Elongated Toilets
- 13"x13" Ceramic tile flooring in Powder Room

## The Atlantic Builders Commitment

- Preferred Lender Mortgage Loan Packages
- Title Work through Heritage Title and Escrow
- Frequent Progress Reports
- Pre-Construction and Pre-Drywall Meetings
- Quality Assurance Inspection (Internal Inspection)
- Pre-Settlement Demonstration
- 60-Day Warranty Check-up
- 10-month Warranty Check-up
- 1 Year Builder/2 Year Systems/ 10 Year Structural Warranty

*In the interest of continuous improvement, Atlantic Builders reserves the right to modify or change specifications and design features without prior notice. Revised 6.14.2018*