

# Included Features for Embrey Mill

## Single Family Homes Included Features Harrison, Jackson, Lexington, and McKinley

### EXTERIOR FEATURES

- Professionally Designed Landscape Package, with Sodded Lawns Front, Side and Rear
- Two-Car Garage with Asphalt Driveway, Concrete Lead walk and Stoop
- Pre-Wired for Garage Door Openers
- **Twenty Five Year Roof Shingles**
- **Low-Maintenance .044 gauge 4" Vinyl Siding**
- Exterior Finishes specific to Elevation Style
- **Public Water Service**
- Front and Rear Hose Bibs & Electrical Outlets
- Reinforced Poured Concrete Foundation Walls
- Interior & Exterior Drain Tile System
- Decorative Insulated Fiberglass Front Entry Door with dead bolt
- OSB Subsiding w/Vapor Barrier
- Exterior Designer Lighting Package
- Low Maintenance Trim
- 8' High Style Garage Doors

### INTERIOR FEATURES

- Nine Foot Ceilings on Main Level
- Nailed, Glued and Screwed ¾" Tongue and Groove Subfloor
- Satin Nickel Hardware and Lighting Package in Foyer and Dining Room
- 2 ¼" Hardwood Flooring in the Foyer
- **2 ¼" Hardwood Flooring in the Foyer, Great Room, Kitchen and Dining of the Lexington**
- Two Tone Paint Package
- Wall to Wall Carpet in choice of Color
- 7/16", 6.0 lb. Carpet Pad
- Washer & Dryer Hook-up with Dryer Vent
- Rough-in for Ceiling Fan/ light at Family Room & Owner's Bedroom
- Brushed Nickel Ceiling Light in Secondary Bedrooms
- 3 CAT5 Phone and 3 RG6 Cable Pre-Wires
- Prewired Security System
- Structured Wiring Panel for TV/PH
- Interconnected Smoke Alarm on Each Floor
- Two Panel Interior Doors
- Full Basement with 3 Piece Rough In for a Full Bath
- 200-Amp Electrical Service
- Screwed & Nailed Drywall
- Flowguard Gold CPVC Water Service
- Ventilated Closet Shelving

### HERITAGE KITCHENS

- 42" Height Wood Cabinets in choice of Color
- Recessed Lighting Package, per plan
- Moen Polished Chrome Brantford Pull Out Faucet
- Resilient Flooring
- Granite Countertops and Stainless Steel Double Bowl Sink and Garbage Disposer
- Heritage GE Black Electric Package
  - 21 cu ft. Top Freezer Refrigerator
  - Smooth Top Range with Microwave/ Range Hood Combo
  - Insulated Dishwasher

# Included Features for Embrey Mill

## **E-Homes FEATURES**

- 95 + Efficiency Gas Furnace
- 14 SEER (Seasonal Energy Efficiency Rating) air conditioning systems
- Manually controlled HVAC duct dampening system
- Programmable thermostats
- 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
- **50 gallon Electric water heater**
- 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

## **BATHS**

- Moen Chateau Faucets
- Resilient Flooring and 6x6 Tub/Shower Surround in Full Baths
- Glass Shower Door with Chrome Trim in Owner's Bath
- Elevated Height Vanity in Owner's Bath
- Cultured Marble Vanity Sink Tops in all Full Baths
- Designer Elongated Toilets
- First Floor Powder Room with Vanity, Mirror and 13"x13" Ceramic Tile Floor

## **THE ATLANTIC BUILDERS COMMITMENT**

- Preferred Lenders Mortgage Loan Packages
  - Title Work through Heritage Title Company
  - Frequent Progress Reports
  - Pre-Construction Meeting
  - 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*