

## **Classic Series Single Family Homes Included Features Chelsey, Bridgewater II**

### **Exterior Features**

- Professionally Designed Landscape Package
- Partial Sod Lawns Front, Side, and Rear
- Two Car Side Load Garage with Asphalt Driveway
- Garage Door Opener for Two Car Garage Included
- Public Water and Sewer Service
- 30-Year Architectural Shingles
- Low Maintenance Hardi Plank Siding
- Concrete Lead walk and Stoop
- Stone on all four Foundation sides to grade
- 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
- Country Estate Mailbox
- Lamp Post Light

### **Interior Features**

- Nine Foot Ceilings on Main Level
- Hardwood Flooring in Foyer, Kitchen and Breakfast Nook
- 36" Direct Vent Gas Fireplace with Marble Surround in Family Room
- Craftsman Trim Package with 1 Pc Crown Mldg & Chair Rail in Foyer & Dining Room
- Wall to Wall Carpet in choice of Color and 7/16" 6.0 lb. Carpet Pad
- Rough-in for Ceiling Fan/ Light in Family Room & Owners Bedroom
- Ceiling Light in Secondary Bedrooms
- 3 CAT5 Phone and 3 RG6 Cable Pre-Wires
- 400 amp Electrical Service
- Pre-wired security system
- Structured Wiring Panel for TV/PH
- Interconnected Smoke Alarm on Each Floor
- Laundry Room with 12" x 12" Ceramic Tile Floor & Washer & Dryer Hook-up with Dryer Vent
- Full Basement with 3 Piece Rough-in for a full Bath
- Two Panel Interior Doors
- Flow guard Gold CPVC Water Service
- Ventilated Closet Shelving
- Nailed, Glued, & Screwed ¾" Tongue & Groove Subfloor
- Full Drywall and Tape Garage Walls, with one coat of paint

### **E-Home Features**

- 15 SEER (Seasonal Energy Efficiency Rating) air conditioning and heat pump systems
- Programmable thermostats
- R-49 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 Hybrid water Heater - Bridgewater
- 80 Gallon Hybrid water heater - Chelsey
- 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

## **Gourmet Kitchens**

- Gourmet Kitchen:
  - 42" Wood Cabinets with choice of Color, per plan
  - Hardwood Flooring
  - Granite Countertops and Under mount Sink
  - Moen Brantford Pull out Kitchen Faucet in Brushed Nickel
  - Gourmet Kitchen with GE Stainless Steel Appliances:
    - 23 cu ft. Side-by-Side Refrigerator
    - Gas 4-Burner Cook top
    - Insulated Dishwasher
    - 30" Self Cleaning Wall Oven and Microwave
    - Garbage Disposal

## **Baths**

- Moen Faucets
- Luxury Owners Bath with Soaking Tub and Separate Shower with 6"x6" Ceramic Tile Surrounds and Floors
- Double Vanities in Owners Baths (per plan)
- 6"x6" Ceramic Surrounds and Floors in all other Full Baths
- Exhaust Fans in all Baths
- Designer Elongated Toilets
- Pedestal Sink in Powder Room with 12"x12" Ceramic tile flooring
- Elevated Height Vanities in Owner's Bath

## **The Atlantic Builders Commitment**

- Guaranteed Rate 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 2.1.2018*

**Executive II Series Single Family Homes Included Features Raleigh II, Whitman II, Emerson, Montgomery**

**EXTERIOR FEATURES**

- Professionally Designed Landscape Package
- Partial Sod Lawns Front, Side and Rear
- Two-Car Side Garage with Asphalt Driveway
- Garage Door Opener for Two Car Garage
- Thirty Year Architectural Shingles
- Low-Maintenance Hardi Plank Siding
- Stone on all Four Sides of Foundation to Grade
- Concrete Lead Walk and Stoop
- Public Water and Sewer
- 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
- Patio Style Doors with Interior Grilles
- OSB Subsiding w/Vapor Barrier
- Exterior Designer Lighting Package
- Low Maintenance Aluminum Wrap Trim
- 8' High Garage Doors, per plan
- Country Estate Mailbox
- Lamp Post Light

## EXECUTIVE KITCHENS

- 36"/ 42" Staggered Height Wood Cabinets with **Crown Molding**, per plan
- Recessed Lighting Package, per plan
- Brushed Nickel Moen Brantford Faucet
- 2 1/4" Oak Strip Hardwood
- Granite Countertops and Stainless Steel Under Mount Sink
- Executive GE **Stainless Steel** Appliance Package
  - 25.4 cu ft. Side-by-Side Refrigerator
  - **Gas** 5-Burner Cook top
  - Tall Tub Insulated Dishwasher
  - 30" Self Cleaning Double Convection Wall Oven
  - Microwave/ Range hood Combo over cook top
  - Garbage Disposal

## E-Homes FEATURES

- 15 SEER (Seasonal Energy Efficiency Rating) air conditioning and Heat Pump Systems
- Programmable thermostats
- 80 Gallon Hybrid Water Heater
- R-49 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

## INTERIOR FEATURES

- Nine Foot Ceilings on All Levels
- Two Tone Paint Package
- Dramatic Two story Foyer with 2 1/4" Hardwood Strip Oak Flooring
- **2 Piece Crown, with Corbel Corners, and Chair Molding with Shadow Box in Foyer and Dining Room**
- **2 Piece Crown Molding, with Corbel Corners in Living Room**
- 6" Base Molding
- Satin Nickel Hardware and Lighting Package in foyer, Dining Room and Nook
- **42" Direct Vent Gas Fireplace with Marble Surround in Family Room**
- Wall to Wall Carpet in choice of Color
- 7/16", 6.0 lb. Carpet Pad
- 12" x 12" Ceramic Tile in the Laundry/Mud Room
- Washer & Dryer Hook-up with Dryer Vent
- Rough-in for Ceiling Fan with light at Family Room & Owner's Bedroom
- Brushed Nickel Ceiling Light in Secondary Bedroom
- 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
- 400-Amp Electrical Service
- Screwed & Nailed Drywall
- Nailed, Glued and Screwed 3/4" Tongue and Groove Sub Floor
- Flow guard Gold CPVC Water Service
- Ventilated Closet Shelving
- Hi/Low Shelving, with included shoe rack, in Master Closet
- Full Drywall and Tape Garage Walls, with one coat of paint

## **BATHS**

- Moen Brantford Polished Chrome Faucets
- 6" x 6" Ceramic Tile Flooring and Tub Surround in Full Baths
- Luxury Owner's Bath with Soaking Tub and Separate Shower with Ceramic Tile Surround, per plan
- Frameless Glass Shower Door with Chrome Trim and Clear Glass in Owner's Bath
- 6" x 6" Ceramic Tile Flooring and 6" x 6" Ceramic Tile Surround and Tub Deck 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 12'x12" Ceramic Tile Floor

## **THE ATLANTIC BUILDERS COMMITMENT**

- Guaranteed Rate 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

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