

Fawn Lake 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 13" x 13" Ceramic Tile Floor & Washer & Dryer Hook-up with Dryer Vent**
- Basement with 3 Piece Rough-in for a future 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-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 - 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(Chelsey)/Separate Shower with 13"x13"Ceramic Tile Surrounds and Floors
- Double Vanity in Owners Baths (per plan)
- 6"x6" Ceramic Surrounds in Full Baths
- No Wax Resilient Flooring in Full Baths
- Exhaust Fans in all Baths
- Designer Elongated Toilets
- Pedestal Sink in Powder Room with 13"x13" Ceramic tile flooring
- Elevated Height Vanities in Owner's Bath

The Atlantic Builders Commitment

- Preferred Lenders 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

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

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

- 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-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

INTERIOR FEATURES

- Nine Foot Ceilings on Main and Upper Levels
- Nine Foot Foundation Walls
- Two Tone Paint Package
- 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
- 13" x 13" 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
- 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/Separate Shower with 13" x13" Ceramic Tile Surround, per plan
- Frameless Glass Shower Door with Chrome Trim and Clear Glass 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
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