

# Included Features for Forest View

## Single Family Homes Included Features

Bridgewater, Caldwell, Carson, Chelsey, Chesapeake, Griffin, Lewis, and Montvale

### Distinctive Details

- Hardwood flooring in foyer
- Carpeted stairs with painted balusters and stained oak handrail, per plan
- Moen faucets and fixtures throughout
- Wall-to-wall carpet with 7/16" 6 lb. carpet pad
- Ceiling fan rough-ins 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 interior paint

### Kitchens

- GE stainless steel kitchen appliance package:
- Gas range, combination microwave/range hood, dishwasher, and 21 cubic foot refrigerator
- 42" upper maple cabinets in your choice of stain color
- Granite countertops
- Moen Brantford polished chrome faucet with pull-out spray
- Stainless steel under-mount sink with garbage disposal
- Resilient flooring

### Baths & Laundry

- Comfort height double vanities in Master Bathroom
- 13 x 13 ceramic tile floor in Powder Room, per plan
- Resilient Flooring in all Full Baths
- 6 x 6 white ceramic tile tub/shower surrounds in all full baths
- Exhaust fans 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 and Mud Rooms

### Quality Exterior Features

- Professionally designed landscape package
- Partial sod on Front, Side and Rear Lawns
- Asphalt driveway
- Concrete lead walk and stoop
- Stone on front foundation to grade
- Vinyl siding in your choice of colors
- Insulated fiberglass front door with deadbolt lock
- 8' high garage doors
- 25 year roof shingles
- Two exterior hose bibs
- GFI protected electrical outlets – front & rear

### Safety Comforts to Ease Your Mind

- Interconnected smoke & carbon monoxide detector on each level and in every bedroom
- Dead bolt locks on every exterior hinged door
- Security system
- Exterior home lighting
- Sump pump in lower level with buried basement condition

# Included Features for Forest View

## **Energy Saving Features**

- 15 S.E.E.R (Seasonal Energy Efficiency Rating) air conditioning and heat pump system
- 50 gallon electric water heater
- Programmable thermostat
- R-38 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 windows with Argon Gas filled Low E-Glass

## **Construction Features**

- 9' ceilings on main level
- Basement egress, per home site
- Reinforced poured concrete foundation walls
- Subfloors glued, nailed, and screwed with edges sanded prior to flooring installation
- Flow Guard Gold™ CPVC water pipes
- 2 CAT6 Phone/Network and 2 RG6Q Cable Pre-Wires
- 1 CAT6 Wireless Access Point Pre-Wire
- 200 Amp electrical service in Caldwell, Chesapeake, and Montvale
- 400 Amp electrical service in Bridgewater, Carson, Chelsey, Griffin, and Lewis
- Full bath rough-in in lower level
- Drywall in garage, non-painted

## **The Atlantic Builders Commitment**

- Preferred Lenders mortgage loan packages
- Pre-construction and pre-drywall demonstrations
- Weekly updates from your sales and construction team
- Quality assurance inspection
- Pre-settlement demonstration
- 60-Day follow-up
- 10 Month check-in
- 1 Year Builder's Warranty
- 2 Year Systems Warranty
- 10 Year Structural Warranty

# Included Features for Forest View

**Classic Series Single Family Homes include all features listed above plus the following enhancements:**

## **Exterior Features**

- 30 year architectural shingles

## **Interior Features**

- Oak box stairs with oak balusters to Upper Level, per plan
- Trim Package 3 - Includes crown molding in Foyer and Dining Room and chair rail molding in Foyer and Dining Room
- Rough-Ins for ceiling fans in Secondary Bedrooms
- Hardwood flooring in the Kitchen and Dining Room
- 13 x 13 ceramic tile floor in laundry
- Garage door opener with 2 remote controls
- Painted interior of garage

## **Bathrooms**

- 13 x 13 ceramic tile in Master Bathroom
- 6 x 6 white ceramic tile in all full bathrooms

## **Gourmet Kitchens**

- GE stainless steel gourmet kitchen appliance package: 4 burner 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 stain 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 6.14.2018*