

Included Features for Forest View

Heritage Series Single Family Homes

- **Distinctive Details**

- 2 ¼" wide hardwood 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-in 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 paint

- **Heritage Kitchens**

- GE Stainless Steel kitchen appliance package:
- Heritage Level 1, Gas Range, microwave/range hood combo, dishwasher, 21 cubic foot refrigerator
- 42" upper maple cabinets in your choice of color
- Granite countertops
- Stainless steel under mount sink with garbage disposal
- Resilient Flooring

- **Baths & Laundry**

- Comfort height double vanities in Owner's Bath
- 6x6 White Ceramic tile tub/shower surrounds in all Full baths
- Resilient Flooring in all Full Baths
- 12" x12" Tier 2 Ceramic Tile in Powder Room
- Exhaust fan 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/Mud Room

- **Quality Exterior Features**

- Professionally designed landscape package
- Partial Sod on Front, Side and Rear Lawns
- Asphalt driveway
- 25 year roof shingles
- Vinyl Siding in Choice of Colors
- Stone on all foundation sides to grade
- Two exterior hose bibs
- GFI Protected Electrical Outlets – front & rear
- Concrete lead walk and stoops
- Insulated fiberglass front door with deadbolt lock
- 8' high Garage Doors

- **Safety Comforts to Ease Your Mind**

- Interconnected smoke & carbon monoxide detector on each level and bedroom
- Dead bolt locks on each exterior hinged door
- Security system

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- Exterior home lighting
- Sump pump in lower level with buried basement condition

- **Energy Saving Features**
- 15 S.E.E.R (Seasonal Energy Efficiency Rating) air conditioning and heat pump system
- 50 gallon hybrid electric water heater – Caldwell, Bridgewater, Montvale and Chesapeake
- 80 gallon hybrid electric water heater - Griffin, Ashland, and Chelsey
- Programmable thermostat
- R-49 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
- High performance vinyl-clad Low-E windows with argon gas

- **Construction Features**
- 9' ceilings on main level
- Walk Up or Walk Out 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
- 3 Cat 5 phone & 3 RG 6 cable wire
- 200 Amp electrical service in Caldwell, Montvale and Chesapeake
- 400 Amp electrical service in Bridgewater, Griffin, Ashland, and Chelsey
- Full bath rough-in in lower level
- Drywall in Garage, Non- Painted

- **The Atlantic Builders Commitment**
- Guaranteed Rate Mortgage Loan Packages
- Pre-construction and pre-drywall demonstrations
- Weekly update from your sales and construction team
- Quality assurance inspection
- Pre-settlement demonstration
- 60- Day follow up
- 10 Month check in
- 1 Year Builders Warranty
- 2 Year Systems Warranty
- 10 Year Structural Warranty

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Classic Series Single Family Homes Includes All Features Listed above plus the following enhancements

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 In for Ceiling Fan in Secondary Bedrooms
- Tier 1 Hardwood Flooring in the Kitchen and Dining Room
- 12 x 12 Ceramic floor in laundry
- Garage Door Opener with 2 Remote Controls
- Drywall and Paint Interior of Garage

Baths

- 6 x 6 White Ceramic Floor Tile in Full Baths

Gourmet Kitchens

- GE Stainless Steel Level 3 kitchen appliance package: Level 3 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 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 2.1.2018