

Atlantic Builders Estates at Hartwood Landing Included Features

Included Features - the Emerson

EXTERIOR FEATURES

- Professionally Designed Landscape Package
- Sod Lawns: Partial Front, Side and Rear
- **Two-Car Side Load Garage with Asphalt Driveway**
- Pre-Wired for Garage Door Openers
- **Thirty Year Architectural Shingles**
- **Low-Maintenance 5" Vinyl Siding**
- Stone on Foundation Front
- Concrete Lead Walk and Stoop
- Asphalt Driveway
- Well and Septic System for each home
- Front, Garage Side 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' Garage Doors, per plan

EXECUTIVE KITCHENS

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

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E-Home FEATURES

- 15 SEER (Seasonal Energy Efficiency Rating) heat Pump and air conditioning 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 Plank Flooring, per plan
- 1 Piece Crown and Chair Molding in Foyer and Dining Room
- 6" Base Molding
- Satin Nickel Hardware and Lighting Package in Foyer, Dining Room and Nook
- 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

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BATHS

- Moen Brantford Faucets
- Luxury Owner's Bath with 13" x 13" Ceramic Tile Surround and Floor, per plan
- Frameless Glass Shower Door with Chrome Trim and Clear Glass in Owner's Bath
- Elevated Height Vanity in Owner's Bath
- 6" x 6" Ceramic Tile Flooring and Tub Surround in Full Baths
- Cultured Marble Vanity Sink Tops in all Baths
- Designer Elongated Toilets
- First Floor Powder Room with Vanity, Mirror and 13"x13" Ceramic Tile Floor

THE ATLANTIC BUILDERS COMMITMENT

- Preferred Lender 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