

# INCLUDED FEATURES

## Regency Crossing



### Interior Inclusions

- Nine Foot Ceilings on Main Level
- Luxury Vinyl Plank (LVP) Flooring on Main Level
- Two-tone Sherwin Williams Interior Paint Package
- Wall to Wall Carpet in Choice of Color with 7/16" 6 Pound Padding
- Rough-in for Ceiling Fan with Light in Family Room & Master Bedroom
- Brushed Nickel Ceiling Lights in Secondary Bedrooms
- 200 amp Electrical Service
- 4 CAT6 Phone/Network
- 1 CAT6 Wireless Access Point
- Structured Wiring Panel for TV/PH
- Home Automation Features including Video Doorbell, Smart Front Door Lock, and Smart Thermostat
- Pre-wired Security System
- Interconnected Smoke Alarm on Each Floor
- Washer & Dryer Hook-up with Dryer Vent
- 13" x 13" Ceramic Tile in the Laundry Room
- Two Panel Interior Doors
- Flow guard Gold CPVC Water Service
- Ventilated Closet Shelving
- Nailed, Glued, & Screwed ¾" Tongue & Groove Subfloor

### Kitchens

- Luxury Vinyl Plank Flooring
- 42" Wood Cabinets (per plan) with choice of Stain Color
- Granite Countertops with Stainless Under-mount Sink
- Moen Brantford Pull-out Faucet in Polished Chrome
- Moen Garbage Disposal

### GE Stainless Steel Appliances:

- 21.9 cubic foot Side-by-Side Refrigerator
- 30" Range with Ceramic Glass Cooktop
- Hybrid Stainless Steel Interior Dishwasher with Hidden Controls
- 30" Over-the-Range Microwave Oven with Exterior Ventilation

### Bathrooms

- 13" x 13" Ceramic Tile Flooring in all Bathrooms
- Fiberglass tub/shower in all full baths
- Elevated Height Double Vanity in Master Bath
- Moen Faucets and Fixtures
- Elongated Toilets
- Exhaust Fans in all Baths

### Exterior Elements

- Low Maintenance 4" Straight Lap Vinyl Siding
- 25-Year Shingles
- Low Maintenance Aluminum Wrap Trim
- Insulated Fiberglass Front Entry Door w/dead bolt
- Designer Lighting at Front Entry
- Concrete Lead Walk and Stoop
- Professionally Designed Landscape Package
- Fully Sodded Lawns
- White Vinyl Fenced Rear Yards
- One Car Garage with Concrete Driveway - Devon
- Garage Interior Drywall and Tape, unpainted - Devon
- Pre-Wired for Garage Door Openers - Devon
- Reinforced Poured Concrete Foundation Walls
- OSB wall sheathing with Vapor Barrier
- Public Water and Sewer
- Front and Rear Hose Bibs & Electrical Outlets
- Clustered Mailboxes

### E-Home Features

- 14 SEER (Seasonal Energy Efficiency Rating) Electric Heat Pump
- 50 Gallon Electric Water Heater
- R-38 blown cellulose attic insulation
- R-15 Exterior wall insulation
- Comprehensive Air Sealing around windows, doors, joints and sill plates
- Thermal break perimeter insulation at foundation
- Vinyl Windows with Argon Gas Filled Low-E glass

### The Atlantic Builders Commitment

- Preferred Lender Loan Packages
- Title Work through Heritage Title and Escrow
- Frequent Progress Reports
- Pre-Construction Meeting
- Pre-Drywall Meeting
- Internal Quality Assurance Inspection
- Pre-Settlement Demonstration
- 60-Day Warranty Check-up
- 10-month Warranty Check-up
- 1 Year Builder / 2 Year Systems / 10 Year Structural Warranty