

# Saratoga Woods Included Features

## Single Family Homes Included Features Bridgewater, Carson, Chelsey, Griffin, and Lewis

### Exterior Features

- Professionally Designed Landscape Package
- Sod Lawns; Partial Front, Side, and Rear
- **Two Car Side Load Garage w/Asphalt Driveway**
- Pre-Wired for Garage Door Openers
- Individual Septic System
- Individual Well System
- **30-Year Architectural Shingles**
- **Premium James Hardie ColorPlus Fiber Cement Siding**
- Concrete Lead Walk and Stoop
- 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
- Mailbox

### Interior Features

- Nine Foot Ceilings on Main Level
- Foyer with Hardwood Flooring
- **One Piece Crown Molding in Foyer and Dining Room**
- **One Piece Chair Rail Molding in Foyer and Dining Room**
- Wall to Wall Carpet in choice of Color
- 7/16" 6.0 lb. Carpet Pad
- Rough-in for Ceiling Fan with Light at Family Room & Owners Bedroom
- Ceiling Light in Secondary Bedrooms
- 2 CAT6 Phone/Network and 2 RG6Q Cable Pre-Wires
- 1 CAT6 Wireless Access Point Pre-Wire
- Structured Wiring Panel for TV/PH
- Prewired Alarm System
- 400 amp Electrical Service
- Interconnected Smoke Alarm on Each Floor
- Washer & Dryer Hook-up with Dryer Vent
- Full Basement with 3 Piece Rough-in for a full Bath
- Two Panel Interior Doors
- Sliding Glass Doors with Interior Grilles
- Flow guard Gold CPVC Water Service
- Ventilated Closet Shelving
- Nailed, Glued, & Screwed ¾" Tongue & Groove Subfloor
- Drywall Garage Walls, Tape, unpainted

### E-Home Features

- 15 SEER (Seasonal Energy Efficiency Rating) heat pump & air conditioning systems
- Programmable thermostats
- 50 Gallon Electric 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

# Saratoga Woods Included Features

## Kitchens

- 42" Wood Cabinets with choice of Color
- Garbage Disposal
- No-Wax Resilient Floors
- Granite Countertops and Stainless Under mount Sink
- Moen Brantford Pull Out Faucet in Polished Chrome
- GE Stainless Steel Appliances:
  - 21.2 cu.ft. Energy Star Top Freezer Refrigerator
  - 30" Free Standing Electric Range with Ceramic Glass Cooktop
  - Hybrid SS Interior Dishwasher with Hidden Controls
  - 30" 1.7 cu. ft. Over the Range Sensor Microwave Oven

## Baths

- Moen Faucets
- Owners Bath with Shower featuring 13" x 13" Ceramic Tile Surround and Flooring
- Double Vanity in Owners Bath, per plan
- Ceramic Surround in other Full Baths
- No-Wax Resilient Floors in Full Baths
- Exhaust Fans in all Baths
- Designer Elongated Toilets
- 13"x13" Ceramic tile flooring in Powder Room, per plan

## The Atlantic Builders Commitment

- Preferred Lender 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*

# Saratoga Woods Included Features

## The Emerson Included Features

### 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**
- **Premium James Hardie ColorPlus Fiber Cement 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

### 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 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

## Saratoga Woods Included Features

- Rough-in for Ceiling Fan with light at Family Room & Owner's Bedroom
- Brushed Nickel Ceiling Light in Secondary Bedroom
- 2 CAT6 Phone/Network and 2 RG6Q Cable Pre-Wires
- 1 CAT6 Wireless Access Point Pre-Wire
- 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 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
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