INCLUDED FEATURES
MARLEIGH MANOR- DUET HOMES
Fredericksburg, VA

Interior Inclusions
- Nine Foot Ceilings on Main Level
- Luxury Vinyl Plank (LVP) Flooring in Main Level Common Areas
- Wall to Wall Carpet with 7/16" 6 Pound Padding
- Two-tone Sherwin Williams Interior Paint Package
- LED Disc Lights in Kitchen/Dining Area, per plan
- Rough-in for Ceiling Fan in Great Room & Owner's Suite
- Lights in Secondary Bedrooms
- Ventilated Closet Shelving
- Two Panel Interior Doors
- 200 amp Electrical Service, per plan
- Whole Home Wireless Package
- 2 CAT6 Phone/Network and 2 RG6Q Cable Pre-Wires
- 1 CAT6 Wireless Access Point Pre-Wire
- Structured Wiring Panel for TV/Phone
- Alarm System
- Interconnected Smoke Alarm on Each Floor Smoke Alarm on Each Floor and Bedroom, per code
- Washer & Dryer Hook-up with Dryer Vent
- Patio Door with Single Lite
- Nailed, Glued, & Screwed ¾" Tongue & Groove Subfloor Per Plan

Kitchen
- 42" Aristokraft Wood Cabinets
- Granite Countertops w/Stainless Undermount Sink
- Moen Pull-out Faucet
- Garbage Disposal

Stainless Steel Samsung Appliances
- 27.4 cubic foot Side-by-Side, Refrigerator
- 30" Gas Range
- 30" Over-the-Range Microwave
- Dishwasher

Bathrooms
- Ceramic Tile Flooring in All Full Baths
- Ceramic Tile Shower Surround in all Full Baths
- Elevated Height Vanity in Owner's Bath
- Moen Faucets and Fixtures
- Kohler/Sterling Elongated Toilets
- Exhaust Fans in all Baths

Exterior Elements
- 4" Straight Lap Vinyl Siding
- 30-Year Architectural Shingles
- Low Maintenance Trim
- Insulated Fiberglass Front Entry Door w/ Dead Bolt
- Two-Car Front Entry Garage w/ Concrete Driveway
- Garage Interior Drywall and Tape, unpainted
- Designer Lighting at Garage & Front Entry
- Concrete Lead Walk and Stoop
- Front and Rear Hose Bibs & Electrical Outlets
- 2-Panel Privacy Fencing between each Home
- Professionally Designed Landscape Package
- Fully Sodded Lawns
- OSB wall sheathing with Vapor Barrier
- Public Water and Sewer

E-Home Features
- 16SEER2. 95% Efficiency Gas Furnace
- Programmable Thermostats
- Tankless Water Heater
- R-49 Blown Cellulose Attic Insulation
- R-15 Exterior Wall Insulation
- Comprehensive Air Sealing around Windows, Doors, Joints, and Sill Plates
- Vinyl Windows with Argon Gas Filled Low-E glass

The Atlantic Builders Commitment
- Preferred Lender Loan Packages
- 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

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**In the interest of continuous improvement, Atlantic Builders reserves the right to modify or change specifications and design features without prior notice. 2026A*