INCLUDED FEATURES
OPAL RIDGE

Warrenton, VA

Interior Inclusions
- Nine Foot Ceilings on Main Level, per plan
- Ten Foot Ceilings on Torrey & Amberly Main Level; Nine Foot ceilings on lower level of both and upper level of Torrey & Amberly
- Luxury Vinyl Plank (LVP) Flooring in Foyer, Kitchen, and Dining Room
- Two-tone Sherwin Williams Interior Paint Package
- Wall to Wall Carpet in Choice of Color with 7/16" 6 Pound Padding
- Designer Lighting
- Rough-in for Ceiling Fan with Light in Great Room & Owner's Bedroom
- Ceiling Lights in Secondary Bedrooms
- 400 Amp Electrical Service
- 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 and in Bedrooms, per code
- Washer & Dryer Hook-up with Dryer Vent
- LVP or 13" x 13" Ceramic Tile in the Laundry Room, per plan
- Full Unfinished Basement with 3 Piece Rough-in for a Full Bath
- Two Panel Interior Doors
- Sliding Glass Doors with Interior Grilles, per plan
- Ventilated Closet Shelving
- Nailed, Glued, & Screwed ¾" Tongue & Groove Subfloor

Kitchen
- 42" Wood Cabinets with choice of Stain Color, per plan
- Granite Countertops with Stainless Under-mount Sink
- Moen Pull-out Faucet
- Garbage Disposal

Stainless Steel Samsung Appliances with Gourmet Layout
- 31.0 cubic foot French Door Refrigerator
- 30" Ceramic Glass Electric Cooktop
- 30" Double Electric Wall Oven
- 30" Over-the-Range Microwave
- Dishwasher

Bathrooms
- 13" x 13" Ceramic Tile Flooring in all Bathrooms
- Elevated Height Double Vanity in Master Bath
- Moen Faucets and Fixtures
- Kohler/Sterling Elongated Toilets
- Exhaust Fans in all Baths

Exterior Elements
- Premium James Hardie ColorPlus® Fiber Cement Siding
- 30-Year Architectural Shingles
- Low Maintenance Aluminum Wrap Trim
- Insulated Front Entry Door w/ dead bolt
- Designer Lighting at Garage & Front Entry
- Concrete Lead Walk and Stoop
- Professionally Designed Landscape Package
- Two-Car Side Entry Garage with Asphalt Driveway
- Garage Interior Drywall and Tape, unpainted
- Pre-Wired for Garage Door Openers
- Reinforced Poured Concrete Foundation Walls
- OSB wall sheathing with Vapor Barrier
- Individual Well and Septic System
- Front, Side and Rear Hose Bibs & Electrical Outlets

E-Home Features
- 16 SEER2 (Seasonal Energy Efficiency Rating) air conditioning and heat pump system
- Programmable thermostat
- 50 Gallon Electric Water Heater, per plan
- Two 50 Gallon Electric Water Heaters, per plan
- R-49 blown cellulose attic insulation
- R-19 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

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

ATLANTICBUILDERS.COM

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

ATLANTIC
BUILDERS