



### INCLUDED FEATURES

- ❖ Cherokee brick or stone accented front exterior with three sides vinyl
- ❖ Vinyl soffit & shutters
- ❖ 20 year warranted fiberglass roof shingles
- ❖ Insulated tilt sash windows
- ❖ Rear concrete patio (10x10) with cover
- ❖ Fully sodded landscaped yard with sod on three sides
- ❖ Automatic sprinkler system installed on the front, back and side yard
- ❖ Bait system for termites
- ❖ Automatic Carriage garage doors
- ❖ One or Two (2) Automatic Garage door openers installed (*per plan*)
- ❖ Painted garage interior
- ❖ Gutters for rain control on front of home
- ❖ 13 SEER heat pump and air handling system
- ❖ 50-gallon plus hot water heater
- ❖ Coffered ceiling in dining room (*per plan*)
- ❖ Cable TV outlets in each bedroom & family room
- ❖ Cable TV outlets over fireplaces
- ❖ Ceiling fans in family room & owner's suite
- ❖ R30 loose blown ceiling insulation in flat areas
- ❖ R13 fiberglass wall insulation with backing in exterior walls
- ❖ R19 insulation batts in vaulted ceilings
- ❖ Smoke and carbon monoxide detectors (*per plan*)
- ❖ Customer walk-thru before closing
- ❖ Builder Warranty
- ❖ Granite kitchen countertops
- ❖ Wood stained kitchen cabinetry with Crown molding
- ❖ Stainless steel under mount kitchen sink
- ❖ Whirlpool **Stainless Steel** appliance package including:
  - Smooth top range
  - Microwave vent hood
  - Dishwasher
  - Disposal
- ❖ 2 story foyers and family rooms (per plan)
- ❖ 5 inch hand-scraped hardwood foyer, extended foyer and dining room (*per plan*)
- ❖ 9 ft ceilings on the first floor
- ❖ Arched door ways
- ❖ Walk-in closets
- ❖ Wire pantry and closet shelving

- ❖ Custom lighting package; brushed nickel or oiled bronze
- ❖ Wooden stair spindles and handrail
- ❖ Blinds on all windows, front & back
- ❖ Upgraded interior doors
- ❖ Oiled bronzed fixtures in all baths
- ❖ Owner's bath features extended size Mohawk ceramic tile shower or a Garden tub/ stand alone shower combo
- ❖ Double vanity in owner's bath (*per plan*)
- ❖ Laminate countertops in bathrooms
- ❖ Shadow box trim and crown molding in foyer, living room and dining room (*per plan*)
- ❖ Oiled bronzed hardware on interior and exterior doors
- ❖ Sherwin Williams latex wall paint
- ❖ High gloss latex trim paint
- ❖ Electric, remote controlled fireplaces
- ❖ No wax vinyl floor covering in the kitchen, Breakfast room, hall baths and laundry
- ❖ Upgraded carpet selections
- ❖ **\$3,000 closing costs included with preferred vendors: First Bank or GA Bank & Trust**
- ❖ \$2,000 closing costs without preferred vendor



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Faircloth Homes' standard features are specific to each floor plan and may vary accordingly. We reserve the right to modify floor plans, product specifications, pricing, etc. without notice. Information contained herein is subject to errors and/or omissions.

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