

BIRKDALE VILLAGE

Distinctive Features

Community Characteristics

- Sidewalks
- HOA with Protective Covenants

Interior Highlight

- InHome Wiring Package
 - CAT 5 for Telephone in Great Room & all bedrooms
 - RG 6 for Cable Connectivity in Great Room & all Bedrooms
 - Pre-wire for SkyBell Security System
- Smooth Ceilings Throughout Home
- Sherwin Williams Paint Interior & Exterior
- Hardwoods in Foyer, Powder, Kitchen & Breakfast Room
- Carpet in Great Room, Stairs, Hallway & all bedrooms
- Vinyl flooring in Laundry Room
- Ceiling Fan & Light in Great Room & Master Bedroom
- Custom Trim Package (includes Mudroom Bench per plan)
- Wiring and Bracing for Ceiling Fan in Secondary bedrooms
- Smoke Detectors on each Level & all bedrooms
- CO2 Detectors
- Chrome Finish Hardware
- Walk-in Closet in Master bedroom
- Safety Pan & Drain In 2nd floor Laundry Room
- Pedestal Sink In Powder Room
- Delta Chrome Plumbing Fixtures in Bathrooms
- Granite Countertops in all bathrooms
- Steel tubs with tile walls in Guest Bath
- Fiberglass Front Doors with Glass Inserts & Single Cylinder Dead Bolt Lock
- Insulated Exterior Rear Doors with Single Cylinder Dead Bolt Lock
- Hot Water Recirculating Pump

Construction Features

- Architecturally Designed Exteriors
- Designer Paint Schemes
- Concrete Siding & Trim with 30 year Warranty
- Engineered Floor and Roof Systems
- Roof and Wall Sheathing
- *TopNotch* Tongue and Groove SubFloors
- 200 AMP Service Panel
- 50 gallon Water Heater
- Steel Insulated Garage Door with Opener & Remotes
- Continuous Aluminum Gutters and Downspouts
- Landscape package
 - Bermuda Sod Front, Side & Rear Yard
 - Handselected Trees and Shrubs
- Exterior Lights, Front & Rear
- Exterior Frost Proof Water Faucets, Front & Rear
- 9' ceilings on Main Level, 8' on Second Floor
- Tile floors in all full baths

Master Suite Highlights

- 5' Garden Tub & Separate Tile Shower
- Chrome-Framed Glass Shower Door
- Adult Height, Double Bowl Vanity
- Granite Countertops
- Trey Ceiling in Master bedroom
- Large Walk-in Closet

Kitchen Highlights

- Shaker-Style Cabinets with full overlay Doors
- Granite Countertops
- Ceramic Tile Backsplash
- Frigidaire Gallery Series Stainless Gas Range, Dishwasher and Over-range Microwave/ Venthood that vents to the exterior
- Garbage Disposal
- Undermount Stainless Steel Sink
- Delta Chrome Kitchen Faucet
- Walk-in Pantry
- Recessed Icemaker Connections
- Recessed Can Lights

Energy Efficient/Water Saving Construction

- R-30 Ceiling Insulation
- R-13 Wall Insulation
- Duct Seal Blower Testing
- Home Air Infiltration Testing
- LowE Double Pane Insulated Vinyl Windows with Tilt-in Sash
- Energy Efficient Gas Heating
- Programmable Thermostats
- Sealed openings for Pipes/Wiring to prevent Infiltration
- Weatherproof Electrical Outlets, Front & Rear

Customer Care & Warranty

- New Home Demonstration & Orientation prior to closing
- Greater Atlanta Homebuilders Association Warranty with Homeowner Handbook
- 11 Month Postclosing Warranty Review
- Manufacturer's Warranties on all appliances, water heater, and all mechanical systems
- 20 Year roofing shingle Warranty
- 50 year concrete siding Warranty