

## GARDEN CIRCLE COMMONS

### Distinctive Features

#### Community Characteristics

- Sidewalks
- No HOA

#### 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
  - USB outlet on Main Level
- Smooth Ceilings Throughout Home
- Sherwin Williams Paint Interior & Exterior
- Hardwoods on Main Level & on Stairs
- Carpet in all bedrooms & Second Floor Hallway
- Luxury Vinyl Plank in Laundry Room
- Ceiling Fan & Light in Family Room & Master Bedroom
- Custom Trim Package includes Mudroom Bench
- 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 Laundry Room
- Pedestal Sink in Powder Room
- Delta Chrome Plumbing Fixtures in Bathrooms
- Granite Countertops in all bathrooms
- 36" Direct Vent Fireplace with Wood Mantle & Marble Surround
- Programmable Thermostats
- Sealed openings for Pipes/Wiring to prevent Infiltration
- Weatherproof Electrical Outlets, Front & Rear
- 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
- Finished Basements
- 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
- Covered Deck on Main Level

#### Master Suite Highlights

- 5' Free Standing Tub & Separate Tile Shower
- Tile Wall Behind Tub
- Frameless Glass Shower Door
- 36" Height Double Bowl Vanity
- 8" Spread Faucets
- Granite Countertops
- Trey Ceiling in Master bedroom
- Large walk-in Closet

#### Kitchen Highlights

- Shaker-Style Cabinets with full overlay Doors
- Quartz or Granite Countertops
- Ceramic Tile Backsplash
- Frigidaire Pro Series Stainless Gas Range, Dishwasher and Over-range Microwave/ Venthood that vents to the exterior
- Garbage Disposal
- Single Bowl Undermount Stainless Sink
- Commercial-Style Stainless Gooseneck Faucet
- Pendant Lights
- Walk-in Pantry
- Recessed Icemaker Connections
- Recessed Can Lights
- Workstation Countertop per Plan

#### 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

#### 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