

Interior Features

- #1 red oak, 3.25" hardwoods throughout first floor and second floor hallway
- 10 ft. ceilings on main level
- 8 ft. doors on first floor
- 9 ft. ceilings on the second level
- Coffered ceiling in living room (per plan)
- Granite counters in secondary baths
- Oak rail with wrought iron balusters
- 35 oz. Berber carpet with an 6 oz. pad upstairs (\$13 per sq. yard allowance)
- Generous lighting package
- Upgraded trim package
- White melamine cabinets in laundry room
- Recessed lights throughout the house
- Built-in cabinets in family room
- Two fans (master bedroom and family room)
- Two fireplaces (gas and wood-burning)
- Exterior fireplace on back porch

Kitchen Features

- Maple cabinets with concealed hinges. Lots of drawers and pull-out cabinets.
- Custom designed kitchen
- Island
- Bager 1/2 horsepower food disposal
- Stainless steel undermount sink
- Pullout vegetable sprayer
- Granite counter tops in kitchen
- Built-in refrigerator cabinet
- Bosch® 36" stainless steel cooktop
- Bosch® double oven
- Bosch® dishwasher
- Bosch® built-in microwave
- 36" stainless steel hang-down hood

- Travertine backsplash (from builder specs)

Bathroom Features

Master Bath:

- Cherry, hand carved, stand alone cabinets with marble counter tops and porcelain sinks
 - Travertine in master shower on walls and floor
 - Jacuzzi tub in master bath
 - Separate shower with tempered frameless shower door and two shower heads
- #### Other Baths:
- Ceramic tile on floors in secondary bathrooms (except powder room)
 - Ceramic tile in all other shower areas
 - Granite vanity tops for other bathrooms

Exterior Features

- Brick/stone/cedar/siding construction
- Hardiplank siding for back of house
- Front facade - brick/stone or brick/brick combination per plan
- Front facade - natural colored cedar shake per plan with brick or stone accents over exterior windows and garage doors (per plan)
- Brick/Stone stairs and porch to front door
- Vented soffits
- Carriage style garage doors per plan
- 30-year shingles
- Concrete driveway and front walk
- Fully sodded front and back yard and sides
- Two grounded weatherproof electrical

outlets

- Architecturally designed landscape package
- Wood windows
- Fully finished and painted two-car garage

Structural Features

- LVL beams for structural support per plan
- Engineered designed steel reinforced wall foundation to confirm to county specifications
- Tongue and Groove 3/4" OSB Flooring-glued and nailed
- Engineering floor system (more structurally sound material, silent floors, lifetime warranty)
- 7/16" OSB exterior wall sheathing throughout
- All drywall nailed and screwed to exterior walls
- Interior walls 2x4 studs 16" on-center first and second floors, 2x6 studs 16" on-center in basement

Mechanical Features:

- Phone and cable wiring in all rooms upstairs, kitchen, guest room and family room
- Network wired in all bedrooms (except master) and kitchen area
- Installed security system
- Whole house vac - prewired (per plan)
- Prewired for whole house audio in three rooms and outside as well as for surround sound in family room
- 200 AMP electrical service
- Smoke detectors per county code

- Quiet light switches
- 3/4" water lines in and out of hot water tank
- Quick recovery 50-gallon gas water heater
- Traine® air conditioning units
- Cold air returns in all bedrooms for better circulation
- Traine® 80% efficient gas forced air furnace with hot surface ignition system (no pilot light to go out)

Energy Saving Features:

Insulation

- R-30 blown-in attic insulation
- R-13 exterior wall insulation with vapor barrier on basement walls
- R-19 exterior wall insulation with vapor barrier on first and second floors

Service Exclusives:

- 1-year builder warranty from Atlanta Homebuilders Association
- RWC additional 8-year structural warranty
- All manufacturers' warranties transferred to home buyers.



THE CALDWELL



EUEROPEAN TRADITIONAL WITH ALL THE MODERN CONVENIENCES.

A European 4 bedroom, 3.5 bath style home brings tradition of Europes' finest homes into Atlanta. This extraordinary treasure features a handsome brick and stone exterior, 10' ceilings, 8' doors and gorgeous hardwoods on main level.

Second level master suite features a fireplace and an oversised master bath with travertine flooring, double shower heads, travertine floors and walls in an oversized shower with a huge master closet.

Coffered ceiling in the oversized formal living room flows seamlessly into a formal dining room and a professionally designed and custom built kitchen that is perfect for cozy family dinners or entertaining. BOSCH® stainless steel appliances with granite countertops add practicality and ease of use to this kitchen. This home offers elegance, spaciousness and grandeur from the moment you open the door.

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■■■ building lifestyles

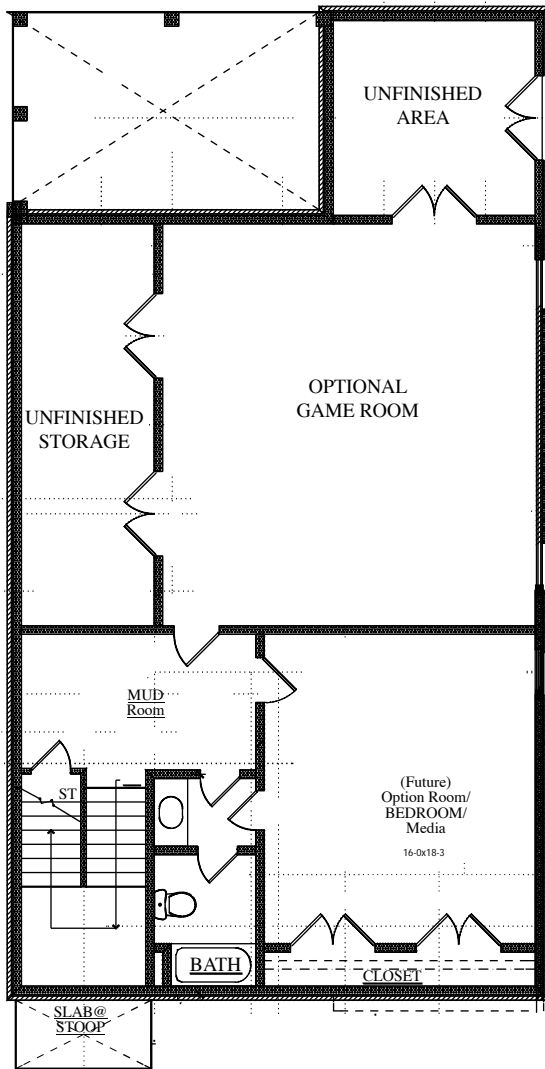


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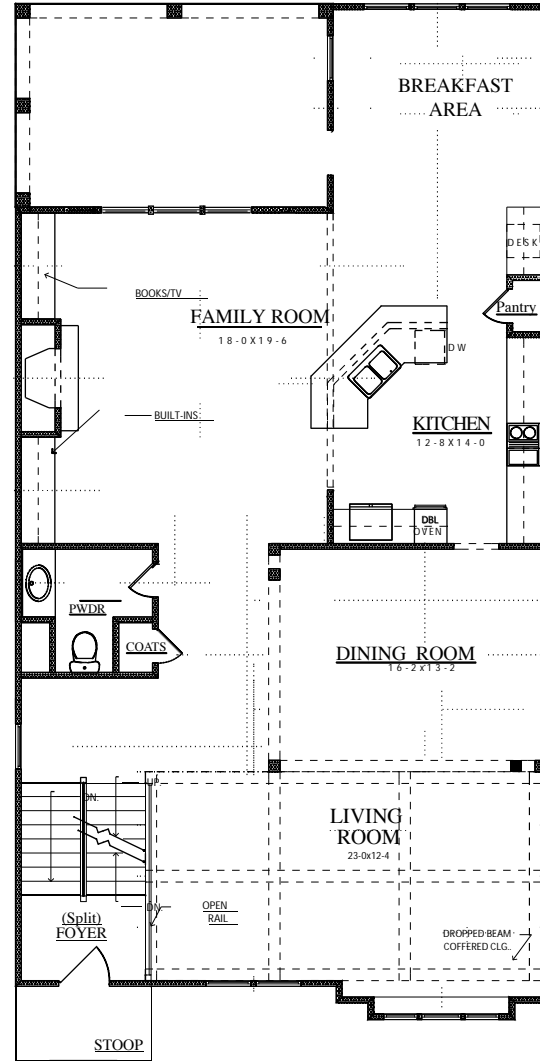
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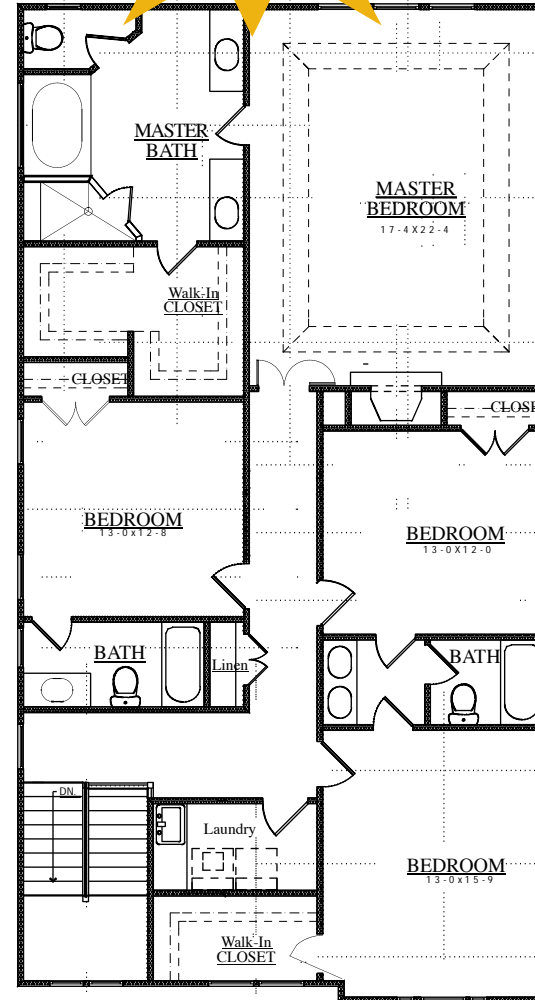
THE CALDWELL



TERRACE LEVEL PLAN



MAIN LEVEL FLOOR PLAN



UPPER LEVEL FLOOR PLAN

A GORGEOUS TRADITIONAL WITH ALL THE MODERN CONVENIENCES IN THE HEART OF BROOKHAVEN!

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Built by one of Atlanta's premier home-builders, this home has it all...attention to detail, meticulous finishes and quality materials inside and out.