



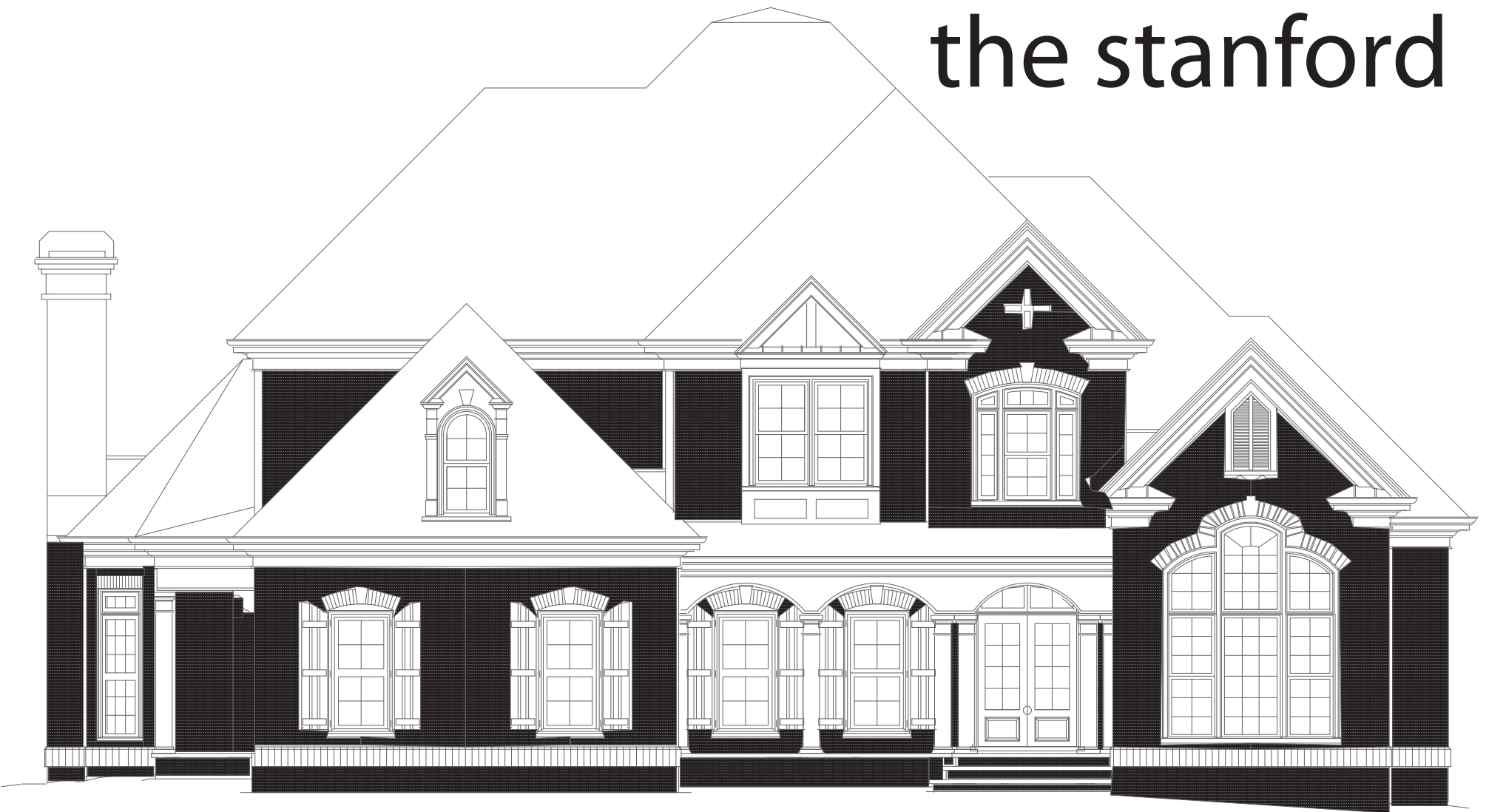
■ ■ ■ *building lifestyles*

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1084 meadow club court  
suite B-2  
suwanee, ga 30024

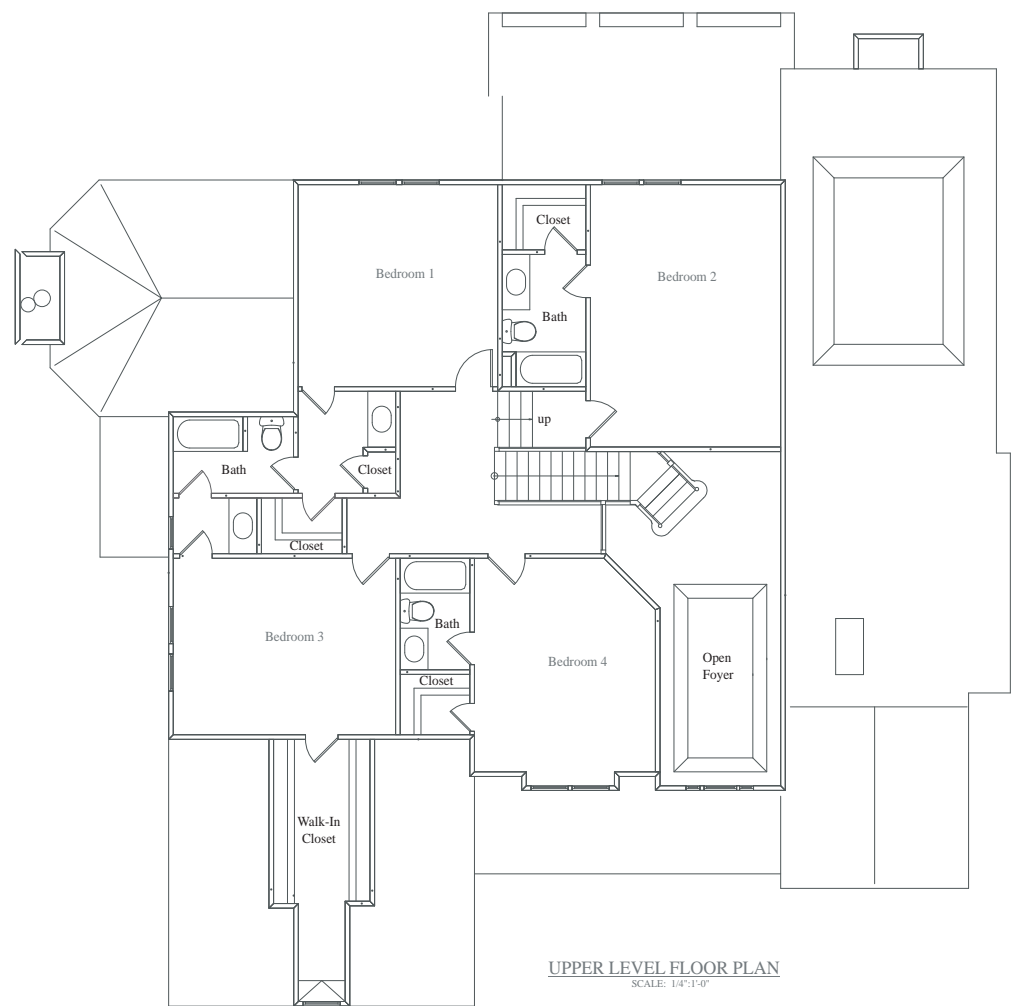
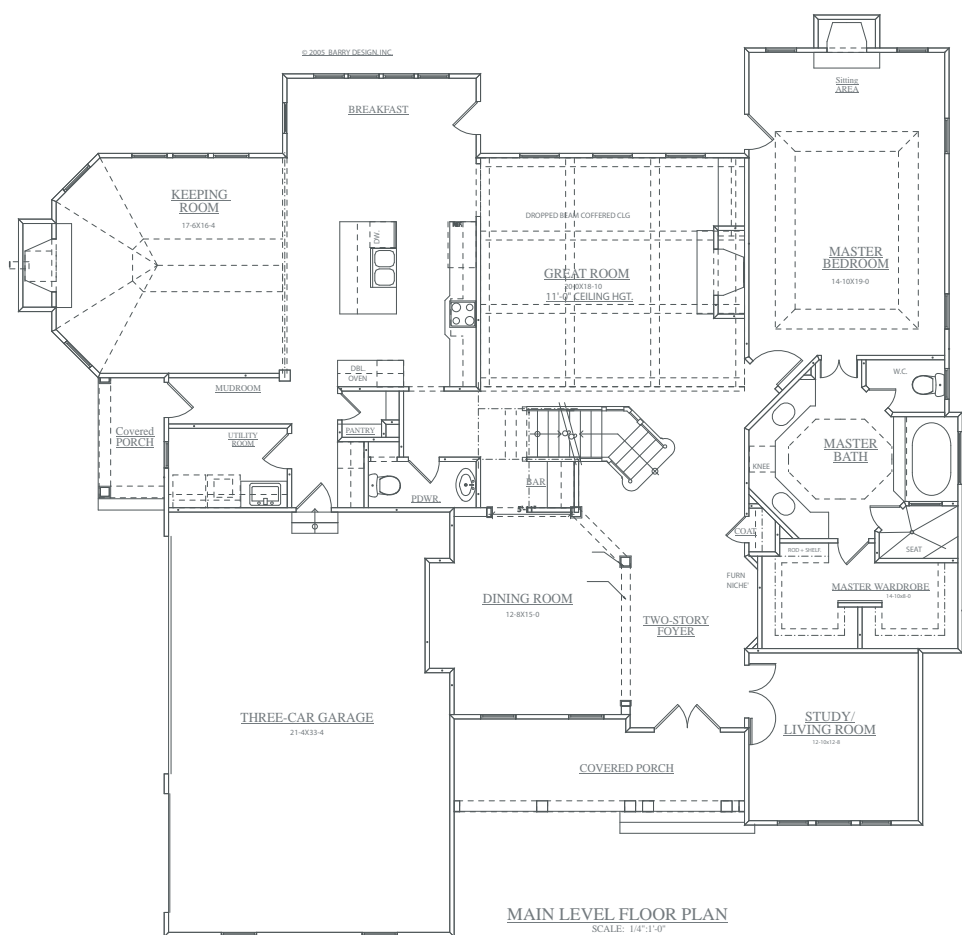
# the stanford



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# standard features



## Interior Features

- #1 red oak hardwoods throughout first floor and second floor hallway
- Carpet allowance per contract in bedrooms
- 10 ft. ceilings on main level
- 8 ft. doors on first floor
- 9 ft. ceilings on the second level
- Tray or Vaulted ceilings in secondary bedrooms (per plan)
- Coffered ceiling in living/family 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 (one percent of cost of house)
- Upgraded trim package
- White melamine cabinets in laundry room with sink
- A separate mud room (per plan)
- Recessed lights throughout the house
- Built-in cabinets in family room, keeping room and sitting area (per plan)
- Two fans (master bedroom and family room)
- Three fireplaces (gas and wood-burning) per plan

## Kitchen Features

- Maple cabinets (frameless) with concealed hinges. Lots of drawers and pull-out cabinets.
- Fluted columns by cooktop - pull out to become spice racks (per plan)
- Custom designed kitchen includes desk, wine rack and two glass doors in butler's pantry
- Island

- Badger 1/2 horsepower food disposal
- Stainless steel undermount sink
- Pullout vegetable sprayer
- Granite counter tops in kitchen, powder room & butlers pantry
- Built-in refrigerator cabinet
- Bosch 36" stainless steel cooktop (5 burners)
- Bosch double oven
- Bosch dishwasher
- Bosch built-in microwave
- 36" stainless steel hang-down hood (per builder spec, two options available)
- Travertine backsplash (from builder specs)

## Master Bath Features

- Cherry, hand carved, stand alone cabinets with marble counter tops and porcelain sinks
- Travertine floor
- Travertine in master shower on walls and floor
- Jacuzzi tub in master bath
- Separate shower with frameless shower door
- Travertine around Jacuzzi tub in master bath, travertine walls and floors in master shower
- Oversized tampered mirrors above all vanities
- 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

- Three sided brick construction (per plan)
- Hardiplank siding for back of house
- Front façade - brick/stone or brick/brick combination (per plan)

- Brick/Stone stairs and porch to front door
- Brick/stone mailbox
- Vented soffits
- Carriage style garage doors per plan
- 30-year shingles
- Concrete driveway and front walk
- Fully sodded front yard and sides & back
- Two grounded weatherproof electrical outlets
- Architecturally designed landscape package with sprinkler system
- Wood windows
- Fully finished and painted three-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
- 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
- Instant "Hot" pump for instant hot water in all faucets
- 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 w/ hot surface ignition system (no pilot light to go out)

## Energy Saving Features:

- 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
- 2-10 additional warranty
- All manufacturers' warranties transferred to home buyer
- Pre-closing walk through orientation
- 90 day post-closing walk-through
- 11th month final walk-through

all specs are subject to change by builder without prior notice.



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