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# THE WILLIAMSBURG



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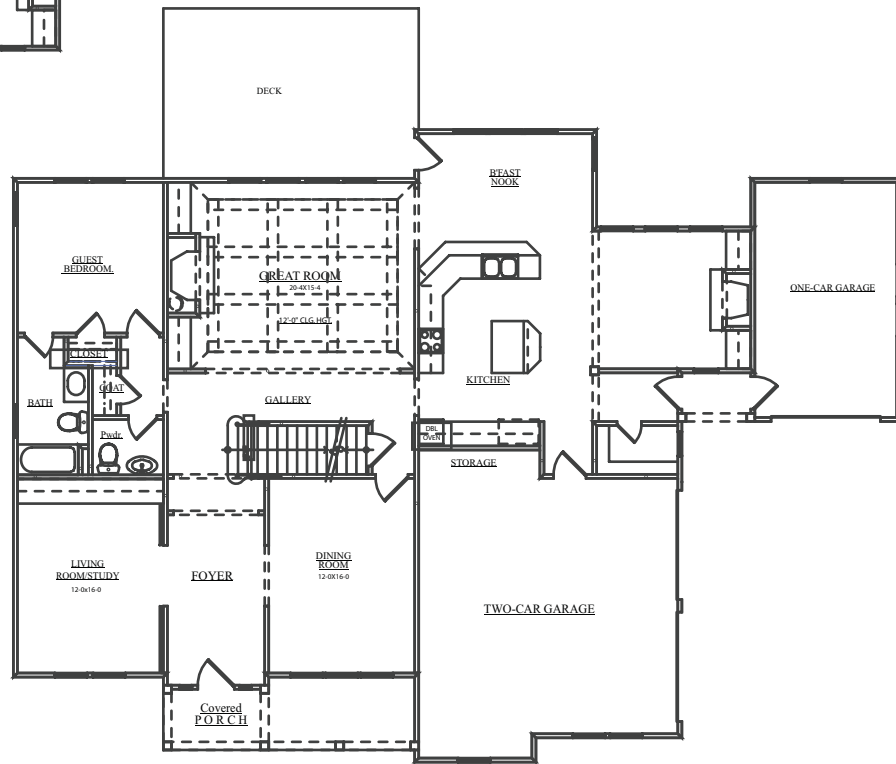
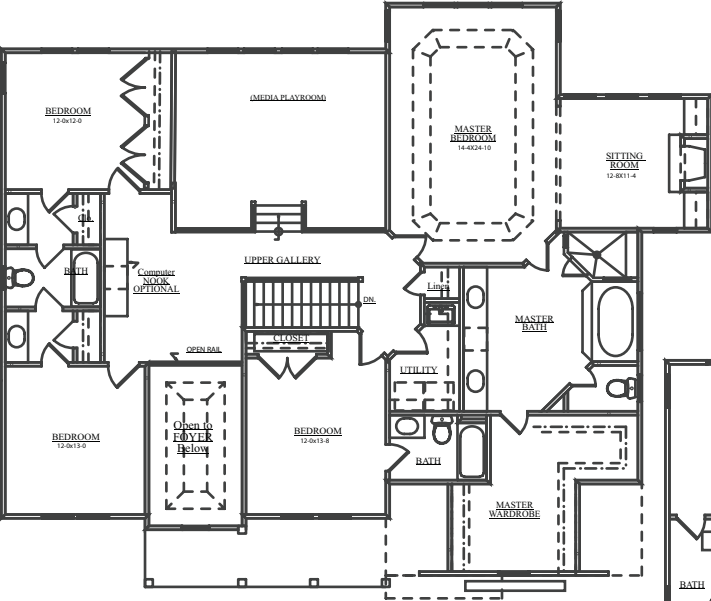
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**Interior Features**

- #1 red oak 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
- Tray or Vaulted ceilings in secondary bedrooms (per plan)
- 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 (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
- 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 in master shower on walls and floor
- Jacuzzi tub in master bath
- Separate shower with tempered frameless shower door
- Oversized tempered mirrors above all vanities

**Other Bath Features**

- 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
- Hardiplank siding for back of house
- Front façade - brick/stone or brick/brick combination per plan
- Front façade - natural colored cedar shake per plan
- Front façade - brick or stone accents

- over exterior windows and garage doors
- Brick/Stone stairs and porch to front door
- Brick/stone mailbox (per plan)
- 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
- Removable screens for all operatable windows
- 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 with 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 buyers.

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