

PARK OVERLOOK AT LAKE ARROWHEAD

INCLUDED FEATURES

GARAGE

- 2 car garage
- Insulated steel garage door (1 door Opener per bay included).
- 1 (minimum) wall plug - GFI
- 1 ceiling light (included in interior lighting allowance)
- 9' garage ceiling

HVAC

- Carrier, Trane, York, Amana or equivalent high energy efficient air conditioning and electric heating system, with programmable thermostat per system size of unit applicable to sq. footage of unit required by code - 14 seer rated.

ELECTRICAL

- All switches (toggle), receptacles and appliance outlets to code
- Bath vent per plan and per code
- Dishwasher outlet and disposal switch
- Block, wire & switch for ceiling fan option in bedrooms
- Electric for range
- 220v electric for washer/dryer
- Weatherproof receptacle on deck (per plan)
- TV coaxial cable and cat5E (data) in family room & bedrooms
- Two exterior flood lights

FLOORING

- Vinyl flooring in baths, laundry, kitchen & breakfast
- Carpet in family room, dining room, bedrooms, bedroom closets and hall
- Hardwood in foyer

FIREPLACE

- Napoleon Allure electric fireplace with remote and color flame options.

ROOFING

- 30 year Manufacturer warranted Fiberglass
- Shingles with felt underlayment.
- Shingle type and color per architectural control guidelines.

PLUMBING

- Delta chrome plumbing fixtures in all baths and Kitchens
- Stainless steel sink in kitchen - single, 50/50, 60/40 or 70/30
- Elongated toilets
- Low Maintenance shower/tub surround in secondary baths
- Plastic PVC water line from meter to home
- Electric 50 gallon water heater

EXTERIOR FINISHES

- Rear Patio (per Plan)
- Courtyard (per plan)
- Cement fiber siding
- Aluminum gutters with round aluminum downspouts
- Exterior colors are pre-determined by the Architectural Design Board.
- Pest Ban Termite Treatment - Limited Lifetime Warranty
- All landscaping kept within architectural control specifications.

MILLWORK

- 6" Craftsman style base trim
- Interior doors - one panel shaker style
- Front door - 3 lite, 3/4 glass Craftman fiberglass
- Rear door - Full lite clear fiberglass
- Vinyl windows
- Chrome hardware

SHELVING

- Ventilated shelving installed in all closets per builder layout

TILE WORK

- 7' tile master bath shower walls & shower floor

CABINETS & TOPS

- 42" full overlay shaker panel
- Under mount full extension soft close drawer guides
- Granite (lvl 1) in kitchen w/4" backsplash
- Granite (lvl 1) in master bath and guest baths

PAINT

- All drywall surfaces painted with Sherwin Williams flat latex paint (Builder Standard).
- All wood trim painted with semi-gloss latex enamel (Builder Standard).
- Smooth ceiling finish painted same color as walls
- 9' flat ceilings on main level, 8' on upper level

LIGHTING

- LED lights in main living area
- Designer satin nickel lighting package
- Exterior lighting per builder selections

APPLIANCES

- Whirlpool stainless steel electric range
- Whirlpool stainless steel over range microwave
- Whirlpool stainless steel dishwasher

ENERGY SAVERS

- Exterior OSB sheathing
- Programmable thermostats
- Efficient 50 gallon water heater
- Insulated garage door

WARRANTY

- One year Greater Atlanta Homebuilder's warranty
- 2-10 Systems & structural warranty



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2419 Lake Arrowhead Dr.
Waleska, GA 30183



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