

# The Park

at  
Amanda's Garden

## *Distinctive Custom Features*

### **Construction/Exterior Features:**

- Four sides brick with stone, cedar shake or concrete siding accents per plan
- Dimensional shingles and ridge vents with 25 year warranty
- Steel reinforced poured concrete foundations
- Foundation waterproofing
- Vapor barrier under slabs
- 5" aluminum seamless gutters
- Vented soffits
- Three car garage with electric operated metal door and openers
- Deck or patio per plan
- Daylight basements with exterior light
- Copper water lines and electrical wiring
- Two exterior water lines with hose bib
- Professionally landscaped yards with zoned irrigation and a maintenance free community

### **Interior Features:**

- Exquisite interior trim package
- Two-piece molding in foyer, living, dining and great rooms
- One-piece molding in kitchen and breakfast rooms
- Smooth interior doors with chrome finish lever locks
- Fireplace with gas logs per plan
- Marble fireplace surround and wood mantle
- Superior quality Duron brand interior paint
- First Floor open web truss system

### **Electrical:**

- Pre-wire and installation of ceiling fan at master bedroom and family room; all other bedrooms are pre-wired for ceiling fans
- Pre-wired for telephone and cable TV in all bedrooms, kitchen, and family room
- Recessed can lights per plan

### **Plumbing/Secondary Baths:**

- Pedestal sink in powder room per plan
- Cultured marble vanity tops with integrated sink and white cabinets
- Steel tubs with ceramic tile on walls
- Moen chrome plumbing fixtures throughout
- Laundry room cabinets with sink per plan

### **Flooring:**

- Wall to wall stain protected carpet
- Hardwood floors on entire first floor except bedroom on main
- Ceramic tile in laundry room and all bathrooms

### **Master Suite:**

- Tray ceiling (per plan)
- Two-piece crown molding
- Glass shower enclosures with chrome trim
- Granite vanity tops with under-mount sink and stained cabinets
- Moen brushed nickel plumbing fixtures throughout
- Ceramic tile floors
- Tile shower surround
- Garden tub with jets and tile surround
- Fireplace with gas logs per plan

### **Gourmet Kitchen:**

- Raised panel stained cabinets
- Level 1 granite countertops with stainless steel undermount sink, garbage disposal and stainless pullout faucet
- JennAir stainless cook top with gas burners
- JennAir stainless double wall oven
- JennAir stainless microwave
- JennAir stainless dishwasher

### **Energy Efficient and Safety Features:**

- "Low E" rated, insulated wood windows with tilt sash
- House wrap
- Energy efficient, quick recovery 50 gallon gas water heater
- Elongated water saver toilets
- Smoke detector on each floor
- High-efficiency 13 SEER dual HVAC system includes dual thermostats
- Complete security system installation with two key pads
- Security dead bolts at all exterior doors
- Double floodlights at front and rear of home

### **Warranties:**

- Manufacturer's limited warranties
- Foundations pretreated for termite protection and offered with retreat and repair bond
- One year Builder warranty backed by standards of the Greater Atlanta Home Builders Association



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