



Home and Community Features

COMMUNITY FEATURES

All homes built by hand, on-site
In-Town Living
Landscaped Entrance
Sidewalks
Street Lights
Landscaped Open Space
Wide Roads
Public Water and Sewer
Easy Access to Future Bike Trail
Mature Wooded Surroundings
Access To Round Pole Branch
“Craftsman” Style Semi-Custom Homes
Wide Porches
First Floor Owner Suites
Designer Selections
Professionally Color Coordinated Exteriors

HOME FEATURES

Kitchen and Bath Features

Designer Wood Cabinetry
Hardwood Flooring
Self Cleaning Range
Built In Microwave
Dishwasher
Recessed Lighting in Kitchen
Stainless Steel Kitchen Sink
Oversized Showers
Cultured Marble Tops in Baths
Moen Designer Faucets
Comfort Height Bath Vanities
Deluxe Mirror and Lighting
Designer Towel Bars and Paper Holders in all Baths
Exhaust Fans in all Baths

Smart Home Features

Three Cat 5e Telephone Home-Run Pre-Wires
Three RG6 Cable TV Home-Run Pre-Wires
Centralized Technology Center
High Speed Internet Capability
High Definition TV Capability
High Efficiency Heat Pump

Structural and Energy Efficient Features

All Homes Energy Star Qualified
Steel Support Beams (as required)
Engineered Lumber Beams (as required)
Wood Sheathing on Walls and Roof
¾” Advantec Wood Tongue and Groove Floor Sheathing
High Efficiency Insulation and Draft Sealant
Tygar House Wrap with Taped Joints
R-38 Ceiling Insulation
R-13 Exterior Wall Insulation
Insulated Exterior Doors
High Performance Windows/Doors

Interior Features

Nine Foot 1st Floor Ceilings
Latex Flat Wall Paint Sprayed and Back-Rolled
Semi-Gloss Door and Trim Paint
Six Panel Interior Doors
Lever Interior Door Handles
Recessed Lighting in Gathering Room and Kitchen
Ceiling Fan Pre-Wire in all Bedrooms

Hardwood Flooring in Foyer
Stain Resistant Carpet with Upgraded Pad
Dry Walled and Painted Garage
Wood Base Molding Through-Out Home
Smoke Detectors on All Finished Floors and in All Bedrooms

Exterior Features

Thirty Year Architectural Shingles
Upgraded Vinyl Dutch Lap Siding
Architectural Exterior Trim
Two Frost Free Hose Bibs
Two Exterior GFI Outlets
Maintenance Free Vinyl Soffit
Aluminum Gutters
Landscape Package
Concrete Lead Walks & Front Porches
Asphalt Driveways
Front Door Bell
Two Car Garages
Carriage Style Steel Garage Door
Garage Door Opener w/2 Remotes

Atlantic Homes Quality Assurance and Select Warranty Package

Atlantic Homeowners Manual
Pre-Construction Meeting
Pre-Drywall Inspection
Pre-Settlement Orientation
3 and 11 Month Quality Reviews
Structural Warranty

All plans, prices, intentions, specifications and materials relating to the proposed properties are subject to addition, deletion, revision, change or other modification from time to time at the discretion of the developer/builder without notice. **May, 2009**