



# Premier: Included Features

## INTERIOR DESIGN FINISHES

- Designer Carpet in Living Room, Dining Room and Bedrooms
- Pre-Finished 5" Scraped Hardwood Flooring in Foyer, Family Room, Kitchen, Breakfast area, Hall and Powder Room
- Customized Oil-Rubbed Bronze Lighting Fixture Package
- 42" direct vent Fireplace including Custom Mantle and Surround in Family Room (per plan)
- 8" Baseboard on First Floor
- Staircase with stain oak handrail & iron balusters
- Full Oak Treads main stairs (Per Plan)
- Cultured Marble Vanity Tops in all Baths
- Tile Floor in all Baths and Laundry (per plan)
- Smooth Ceilings Throughout
- Insulated Low-E Windows
- Walk-in Closets
- Ventilated Shelving in Closets and Pantries
- All secondary bedrooms braced and pre-wired for ceiling fans
- Pre-wired for Security System
- Two-Car Garage door with garage door openers
- Oil-Rubbed Bronze or Satin Nickel Lighting Fixtures
- Oil-Rubbed Bronze or Satin Nickel Bath Fixtures
- 10' First Floor ceilings, 8' Second Floor and Smooth Ceilings
- 8' First Floor Two Panel Interior doors

## DESIGNER TRIM PACKAGE

- 3 pc Crown Molding in Foyer, Living Room, Owner's Suite, and Family Room, one piece in secondary bedrooms and baths
- Double stacking mantle
- Wainscoting at stair walls and foyer area
- Coffered ceiling in Dining Room
- Pediments at front door and Owner's Suite bedroom door
- Niche where possible per plan

*Chapel Ridge Estates Included features are plan specific and may vary based on individual floor plans and /or by community. We reserve the right to modify elevations, floor plans, product specifications, and pricing without notice. Information contained herein is subject to errors, omissions changes, withdrawals, and prior sales without notice.*



**Better  
Homes  
and Gardens.**  
REAL ESTATE

**metrobrowsers**  
.com

LaTanya McGriggs  
Associate Broker - Neighborhood Sales Manager  
Office: 404.843.2500  
Cell: 678.776.4987  
latanya.mcgriggs@metrobrowsers.com  
latanyamcgriggs.com

## OWNER'S SUITE

- Granite Counter Tops
- Crown Molding and Trey ceiling in Owner's Suite (per plan)
- Vaulted ceiling in Owner's Bath (per plan)
- Spacious Walk-in Closets
- Elegant 72" Jetted Tub with Tile Surround
- Separate Tile Shower with Framed Glass Door
- Ceramic Tile Floor

## GOURMET KITCHEN FEATURES

- 42" Tall Stained Upper Cabinets with Crown Molding
- Pre-finished 5" Scraped Hardwood Flooring in Kitchen and Breakfast area
- Oversized Granite Island with eat-in Breakfast Bar (per plan)
- Double compartment stainless steel sink with Oil-Rubbed Bronze or Stain Nickel High Arc Pullout Faucet
- Granite Countertops in Kitchen
- Stainless Steel Appliances include Gas Cooktop, Double Ovens, Microwave, and Dishwasher
- Recessed Kitchen Lighting
- Kitchen Tile Backsplash

## EXTERIOR FEATURES

- Three Sides Brick with Cement Siding at Rear
- Professionally Landscaped Yards with Sodded Front, Side and Back
- All homes feature Post Bait Termite treatment systems
- Three Exterior Water Faucets
- Architectural Shingles
- Zoned Irrigation System
- Front Entry Way 8' door

## NEW HOME WARRANTY

- 2 Comprehensive walk-through inspections to closing, with an additional 11 month warranty review to ensure consumer satisfaction
- HBW - 2/10 Warranty

