



BRAE VILLAGE

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INCLUDED FEATURES

EXTERIOR STANDARDS

- TRADITIONAL AND CRAFTSMAN STYLE FRONT ELEVATIONS, FEATURING BRICK OR STONE ACCENTS AND SIDING ARCHITECTURAL ROOF SHINGLES
- CONCRETE FIBER SIDING
- POURED CONCRETE FOUNDATION INSULATED DOUBLE-PANE VINYL WINDOWS OIL RUBBED BRONZE EXTERIOR HARDWARE
- STANDING SEAM METAL PORCH ROOF AND ACCENTS (PER PLAN) ALUMINUM GUTTERS
- FRONT AND REAR EXTERIOR HOSE BIBS WITH CUT-OFFS
- TWO EXTERIOR GFI ELECTRICAL OUTLETS AND FLOODLIGHTS
- PROFESSIONALLY LANDSCAPED YARD (\$16,000 ALLOWANCE) 3 CAR GARAGE OPTION (PER PLAN)
- CARRIAGE STYLE STEEL GARAGE DOORS WITH OPENERS
- EXTERIOR CHIMNEY WITH SHROUD (PER PLAN)

INTERIOR STANDARDS

- 9 FT FIRST FLOOR AND 8 FT 2ND FLOOR INCLUDED (PER PLAN) SMOOTH CEILINGS THROUGHOUT
- CROWN MOLDING IN FOYER, DINING ROOM, OWNERS BEDROOM, POWDER BATH & HALLWAYS
- TREY CEILINGS IN OWNERS BEDROOM (PER PLAN) 5 1/4 BASEBOARDS ON MAIN LEVEL
- HOWE CASING ON MAIN LEVEL
- 3 1/4 SITE FINISHED HARDWOOD FLOORS IN FOYER, DINING ROOM, KITCHEN, BREAKFAST, MAIN LEVEL HALLWAY AND POWDER BATH
- 42" WOOD BURNING FIREPLACE WITH CUSTOM MANTEL AND HEARTH (FROM OUR SELECTIONS)
- CERAMIC TILE FLOORS IN ALL BATHS AND LAUNDRY (\$2.00 SQ. FT ALLOWANCE)
- CUSTOM OAK STAIR HANDRAILS, IRON BALUSTERS AND HYBRID TREAD WITH CARPET RUNNER
- OPEN DAYLIGHT BASEMENT (PER LOT) WITH STUB FOR FUTURE BATH
- DESIGNER OIL RUBBED BRONZE LIGHTING PACKAGE OIL RUBBED BRONZE DOOR HARDWARE
- VENTILATED SHELVING IN ALL CLOSETS, PANTRY AND LAUNDRY CARPET ALLOWANCE OF \$16/YARD- ALL BEDROOMS, UPPER HALL, LIVING ROOM & OFFICE (PER PLAN)
- SHERWIN WILLIAMS BUILDERS MASTERPIECE PAINT- COLOR SELECTION UPGRADES PRICED PER ROOM/PER COLOR
- WALL COLOR OPTIONS FOR ALL INTERIOR WALLS: OLYMPUS WHITE #6253, GRAYISH #6001, ACCESSIBLE BEIGE #7036, OR WOOL SKEIN #6148
- TRIM COLOR OPTIONS FOR ALL INTERIOR TRIM: AESTHETIC WHITE #7035 OR PURE WHITE # 7005

STANDARD KITCHEN FEATURES

- CUSTOM DESIGNED 42" RAISED-PANEL SOLID WOOD UPPER CABINETS WITH CROWN MOLDING- LEVEL 1
- 3CM GRANITE COUNTER TOPS IN KITCHEN (LEVEL 1- \$28 SQ. FT. ALLOWANCE)
- TILE BACKSPLASH IN KITCHEN (\$2.00 SQ. FT. ALLOWANCE) APPLIANCE PACKAGE ALLOWANCE OF \$4,000
- LIGHTING PACKAGE INCLUDES 14 RECESSED CAN LIGHTS PLUS ALLOWANCE OF \$4,000
- UNDERMOUNT STAINLESS STEEL KITCHEN SINK ICE-MAKER LINE
- GARBAGE DISPOSAL

STANDARD BATHROOM FEATURES

- DROP-IN GARDEN SOAKINGTUB IN OWNERS BATHROOM TILED SHOWER IN OWNERS BATHROOM (\$2.00 SQ. FT ALLOWANCE)
- FRAMED GLASS SHOWER ENCLOSURE IN OWNERS BATHROOM 3CM GRANITE COUNTERTOPS IN OWNERS BATHROOM WITH 8" SPREAD FAUCETS
- MOEN "BRANTFORD" STYLE BATH FIXTURES THROUGHOUT CULTURED MARBLECOUNTERS WITH 4"SPREAD FAUCETS IN SECONDARY BATHROOMS
- 3CM GRANITE COUNTERS IN POWDER ROOM WITH WHITE UNDERMOUNT SINK (OVAL) AND 4" SPREAD,OR PEDESTAL SINK (PER PLAN)

ENERGY SAVING STANDARDS

- HIGH "R" FACTOR INSULATED THROUGHOUT WITH R38 IN ATTIC, R19 IN VAULTS AND BASEMENT CEILING, R13 IN 1ST & 2ND FLOOR WALLS
- HIGH EFFICIENCY DUEL HVAC WITH PROGRAMMABLE THERMOSTAT ON BOTH LEVELS (PER PLAN)
- LOW E INSULATED WINDOWS
- CONTINUOUS RIDGE VENTS WITH GABLE AND SOFFIT VENTS TANKLESS HOT WATER HEATER
- PROTECTIVE HOUSE WRAP
- SILL SEALER AT FOUNDATION, CAULK, & FOAM AROUND ALL DOOR/WINDOW OPENINGS

OTHER STANDARD FEATURES

- RG6 CABLE AND PRE-WIRE IN FAMILY ROOM AND ALL BEDROOMS
- CAT 5 TELEPHONE PRE-WIRE IN KITCHEN, OWNERS BEDROOM, FAMILY ROOM AND MEDIA ROOM (PER PLAN)
- SECURITY SYSTEM PRE-WIRE
- 1 YEAR COMPREHENSIVE BUILDERS WARRANTY
- SMOKE DETECTOR (ALL LEVELS)



ALL INFORMATION BELEIVED TO BE ACCURATE AT TIME OF PRINTING, BUT IS SUBJECT TO ERRORS, OMISSIONS & CHANGES. IN ALL INSTANCES WHERE PLANS DIFFER FROM STANDARDS ENCLOSED, STANDARDS SHALL PREVAIL. IMAGES FOR ILLUSTRATIVE PURPOSES ONLY AND MAY VARY FROM ACTUAL PLANS AND FINISHED PRODUCT. ALL SALES THROUGH ATLANTA COMMUNITIES REAL ESTATE BROKERAGE. ANY SQ FOOTAGE NOTED IS "APPROXIMATE UNDER ROOF" & SUBJECT TO CHANGE BASED ON PLAN CHANGES. COVID UPDATE: ALL MATERIALS SUBJECT TO SUBSTITUTION IN THE EVENT OF SHORTAGES OR LIMITED AVAILABILITY WHICH ARE OUTSIDE OF BUILDER CONTROL. UPDATED 8/18/23.