

## Standard Features for Cody Estates

### INTERIOR

- 9' smooth ceilings on main floor
- **All interior walls painted with matte finish paint for easy care & water repellency**
- Unique interior doors
- Wrought iron pickets on staircase
- Coffered ceiling in dining
- Craftsman style trim in dining
- Wood floors in kitchen, breakfast, dining, family, foyer and applicable hallways
- Tile flooring in all full baths and laundry
- Granite countertops in all baths, laundry & kitchen
- 42" wood burning fireplace with stone surround & site built mantle
- Large walk in closets (per plan)
- Prefinished engineered shelving
- Disappearing stairway
- Designer oil rubbed bronze lighting & plumbing fixtures / lighting is selectable by purchaser
- Elongated commodes
- Smoke detector on every level
- All bedrooms, rear covered porch & family room prewired for fan with light kits
- Phone jacks in all bedrooms and kitchen
- Cable outlets in all bedrooms & family room
- Fully wired for security system / ready for activation upon close
- Insulated garage door with opener & 2 remotes
- Laundry rooms with base cabinet & laundry sink with granite top, under mount stainless sink & high arc oil rubbed bronze faucet
- Secondary main bath on main level (per plan) with raised vanity, granite top, under mount sink & 8" spread oil rubbed bronze fixture
- Protective ground fault interrupt circuits for wet areas
- 42" wall cabinets in kitchen

### KITCHEN

- Stainless steel under mount sink
- High arc faucet with integrated sprayer
- Stainless steel whirlpool appliances with built in oven/microwave unit, 36" cooktop, wood vent hood & dishwasher (selectable with allowance)
- Raised panel cabinets with hardware
- Crown moulding above cabinets
- Granite countertops
- Decorative tile backsplash
- Wood flooring
- Refrigerator ice maker line
- Chef's pantry with shelving suite

### MASTER SUITE

- His/her raised vanities with granite tops & 8" oil rubbed bronze faucet spreads (per plan)
- Tile flooring
- Large walk in showers with solid base pan and tiled walls with soap/shampoo inset and decorative trim
- Garden tub with tile surround & decorative trim
- Designer bronze swinging shower door
- Large carpeted walk in closets
- Trey ceilings (per plan)
- Sitting rooms (per plan)

### EXTERIOR

- Fiber Cement siding
- Brick/stone accents with craftsman front
- Divided light window grids for all windows
- Architectural 30 year roof shingles
- Master planned landscape package
- Large covered rear patios with grilling porches (per plan)
- Lifetime vinyl soffits
- Shutters (per plan)
- Prefinished gutters with splash blocks
- Front and rear electrical outlets and water faucets

### ENERGY FEATURES

- Electric dryer connections
- Extreme gap sealing procedures
- Quick recovery 80 gallon electric water heaters
- Energy efficient right sized heating & air systems
- Insulated low-e windows & doors
- Insulated home wrap
- R-19 vaulted ceilings
- R-13 exterior walls
- R-30 flat ceilings

### COMMUNITY EXCLUSIVE FEATURES

- Approximately 1.3 acre lots
  - Underground utilities
  - County water
  - Septic tank wastewater disposal
  - FHA/VA approved
  - Two minutes to downtown Senoia / five minutes to Peachtree City
  - HOA & Protective covenants
  - Street lights
  - Decorative wrought iron mailbox & post
- Builder reserves the right to change and modify these standard features without notice. When used as Exhibit "C" of a new purchase and sale agreement, features on this sheet will not change.
  - Lighting allowance : \$1,350.00

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**Many available upgrades allowed! Fast pricing turnaround and quality customer service also standard!**

