

# Standard Features & Options

## Exterior Features

- Urban Style Elevations to compliment neighborhood utilizing predominantly brick facades on the front elevation and individual detailing for each unit
- Insulated Glass double-hung Wood Windows
- Professionally designed landscape
- Rear patio balcony - per plan
- Aluminum gutters and downspouts
- 1 ea exterior hose bibs
- 2 ea GFI electrical outlets
- Enclosed Garage (see plan)
- Garage door opener
- Concrete Walkways

## Luxurious Living Area

- 9' High Ceilings on living levels
- 10' High Ceilings on bedroom levels
- Hardwood Flooring (site finished)
- Crown Molding throughout (except bathrooms)
- 5" Wood base throughout
- Tiled Entry Foyer
- 6'8" High Entry Door
- Brushed Aluminum Door Hardware
- Panel Interior Doors
- Pre-wired for Cable TV and Telephone
- Separate Laundry Room with full size Washer-Dryer hook-up
- Pre-wiring for fans in Great Room and all Bedrooms
- Pre-wired for Security System
- Pedestal sink in Powder Bath (see plan)

## Designer Kitchens

- Spacious kitchen cabinets with choice of finishes
- 42" high upper cabinets
- Granite counter tops in choice of colors
- Stainless steel appliances
- Double Compartment Stainless Steel under-mount Sink
- 1/2 hp Garbage Disposal
- Ice maker connection
- Recess Lighting

## Master Bedroom / Bath Suite

- Walk-in Closet with ample shelving
- Pre-wired for ceiling fan and light kit
- Pre-wired for TV and Telephone
- Separate "His & Hers" vanities
- Cultured marble vanity top
- Ceramic tile floors
- Ceramic tile shower surround
- Over-sized soaking tub - per plan
- Elongated commodes
- Separate shower stall with glass enclosure
- Choice of finishes for plumbing faucets

## Secondary Baths

- Ceramic tile floors
- Ceramic tile shower surround
- Cultured Marble vanity top
- Elongated toilets

## Additional Home Features

- Dual System-High efficiency air conditioning and heating systems with separate thermostats
- 65 gallon electric hot water heater
- Pre-wired for security throughout
- R-13 Exterior Wall Insulation
- R-30 Attic Insulation
- Programmable A/C Thermostats
- \$1500 Lighting/Fan Allowance
- Designer carpet over 7/16" 6lb padding
- Ceramic tile in laundry room

## Optional Features

We offer an extensive list of options. As a benefit to our buyers we will have our own Kirkwood Station interior designer work closely with each new homeowner to select customization options, creating a home that suits their personal sense of style.

ORAL REPRESENTATIONS CANNOT BE RELIED UPON AS CORRECTLY STATING REPRESENTATIONS OF THE SELLER. FOR CORRECT REPRESENTATIONS, REFERENCE SHOULD BE MADE TO THE BROCHURE AND TO THE DOCUMENTS REQUIRED BY CODE SECTION 44-3-111 OF THE "GEORGIA CONDOMINIUM ACT" TO BE FURNISHED BY THE SELLER TO A BUYER.



Kirkwood Station