

# Oak Terrace Preserve | COTTAGE SERIES

## Interior features

- *Mohawk* Oak plank hardwood flooring in all foyers
- *Mohawk* stain, soil and fade resistant carpet with 6 lb. pad
- *Mohawk* vinyl flooring in kitchen & utility with BAC STOP® protection to guard against mold and mildew
- *Whirlpool* Stainless self-clean oven with smooth glass top
- *Whirlpool* Stainless Pot scrubber dishwasher
- *Whirlpool* Stainless Microwave hood
- *Granite Countertops with under mount stainless steel sink*
- ½ horsepower garbage disposal
- Icemaker connection pre-plumbed
- Recessed lighting in the kitchen
- 36" Birch cabinets with flat panel doors & crown molding
- Choice of standard cabinetry hardware
- Double sinks in Master Bathroom with adult height vanities (per plan)
- Garden Tub or 5' Fiberglass Shower in Master Bathroom (per plan)
- Dallas White Granite vanity counter tops in all baths that include a vanity and not a pedestal sink.
- Framed mirror in powder room (per plan)
- *Moen* "Chateau" chrome bathroom faucets
- Water Saver elongated toilets in all bathrooms
- Brushed nickel lighting package throughout
- Ceiling fan w/ light in Family Room
- Dramatic tray ceiling in Master bedroom (per plan)
- *Kwikset* brushed nickel round door hardware with matching hinges
- Elegant formal dining rooms with crown molding & chair railing
- 3 1/2" baseboards throughout
- 2 panel interior doors
- Open rails at bottom of stairs (per plan)
- 356 casing around all windows
- Smoke detectors for safety in all bedrooms
- Vinyl coated ventilated shelving
- 2 phone and 2 cable outlets
- Smooth ceilings
- 9' ceilings on the first floor
- Deadbolt on front & rear doors with Smart key exterior locks for increased security and instant re-keying

## Financing

- Financing available through Ameris Bank and Regions
- Most closing costs paid with the use of preferred lenders
- Attorney fees paid with the use of preferred closing attorney

## Exterior Features

- *Fiber Cement* 8" textured siding with decorative accent shake or board and batten (per plan) ( 50-year warranty)
- Plycem Fiber-cement trim around all doors and windows
- Raised concrete foundation system painted
- *Certaiteed* 30 year architectural shingles
- Fiberglass columns (per plan)
- Fully landscaped front, sides & rear yard finished with sod, pine straw, shrubbery and 2 trees
- Landscaping as specified per the DRB requirements
- Carriage garage hardware set if optional garage is chosen
- 2 hose bibs
- 5x 8 utility shed
- 20x20 gravel parking pad

## Energy Efficiency Package

- 140,000 BTU Tankless Gas Hot Water Heater
- *Carrier* PURON® high efficiency 14 SEER air conditioning unit engineered specifically for each home
- *HVAC* ductwork Insulated to R-8
- Programmable thermostats
- 80% AFUE gas furnace for high-efficiency heat
- Energy-saving radiant barrier in attic
- Continuous ridge vent for attic ventilation
- Low VOC interior and exterior paint by *Sherwin Williams*
- Low-E, single hung windows, with tilt-in bottom sash
- Comprehensive air sealing of house envelope
- Outside vented bathroom fans
- Energy efficient Florescent light bulbs on interior light fixtures
- Insulation exceeds code standards

## Quality Assurance

- Pre-Construction meeting
- Pre-Drywall inspection
- Pre-Closing/Final walk-through inspection

## Warranties

- 2-10 home buyer's warranty administered by a 3rd party (transferable)
- Two year systems warranty
- Ten year structural warranty
- Manufacturer's warranties
- One Year cosmetic warranty from Crescent Homes
- Termite bond established during construction